

PORTOLA CENTER

LAKE FOREST PLANNING COMMISSION WORKSHOP



September 2012



PORTOLA CENTER PROJECT TEAM

- ❖ *Project Managers:* *Stephen Haase & Scott Molloy, Baldwin & Sons*
- ❖ *Land Planner & Designer:* *Robert Day, Design Fusion International, Inc.*
- ❖ *Civil Engineer:* *Joe Wightman, Hunsaker & Associates, Irvine*
- ❖ *Civil Engineer:* *Kathy Burns, Hunsaker & Associates, Irvine*
- ❖ *Earth Work & 3D Models:* *James Maeding, Hunsaker & Associates, Irvine*
- ❖ *Photo Simulations Artist:* *Mike Herman, Hunsaker & Assoc., San Diego*
- ❖ *Wall Designer:* *Darien Osborne, Soil Retention*

PRESENTATION OUTLINE

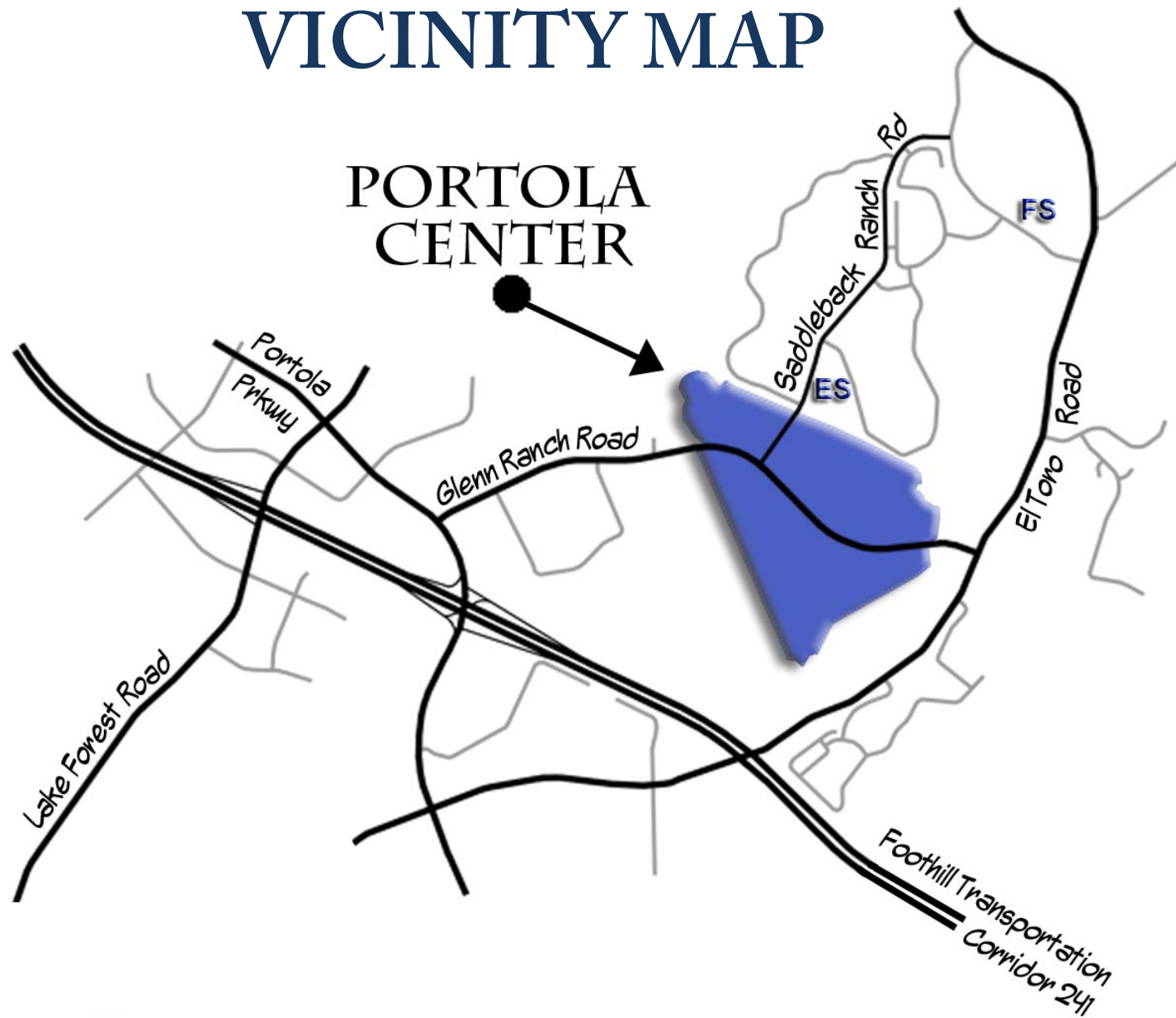
- ❖ *Project History*
- ❖ *Project Context & Design Influences*
- ❖ *Lake Forest Retaining Wall Guidelines & Photographic Survey of Existing Projects*
- ❖ *Key Project Objectives*
- ❖ *Project Description & Retaining Wall Design Approach*
- ❖ *Retaining Wall Types*
- ❖ *Perimeter Retaining Walls*
- ❖ *Public Retaining Walls*
- ❖ *Private Retaining Walls*
- ❖ *Grading Exhibits*
- ❖ *Questions & Answers*

PROJECT HISTORY

- ❖ *1986 Approved for 3 million square feet of Commercial and Business Park Uses*
- ❖ *1991 Open Space Dedication of 15.25 acres to Whiting Ranch*
- ❖ *2008 Opportunity Study Area (OSA) GPA, Programmatic EIR and Portola DA*
- ❖ *2008 Initial Submittal of Tentative Tract Maps (TTM) and Area Plan*
- ❖ *2009 – 2012 Project Proponent Community Meetings*
- ❖ *2010 Natural Community Conservation Plan (NCCP) Minor Amendment*
 - ❖ *32.2 acres additional open space dedicated prior to project approval*
 - ❖ *Cactus Scrub Revegetation Plan*
- ❖ *2010 Implementing Agreement (as allowed by Development Agreement)*
- ❖ *May 2012 Application Deemed Complete*
- ❖ *July 2012 EIR Scoping Meeting and first Planning Commission Workshop*
- ❖ *Sept 2012 First Community and Project Traffic Workshop*

PROJECT CONTEXT & DESIGN INFLUENCES

VICINITY MAP



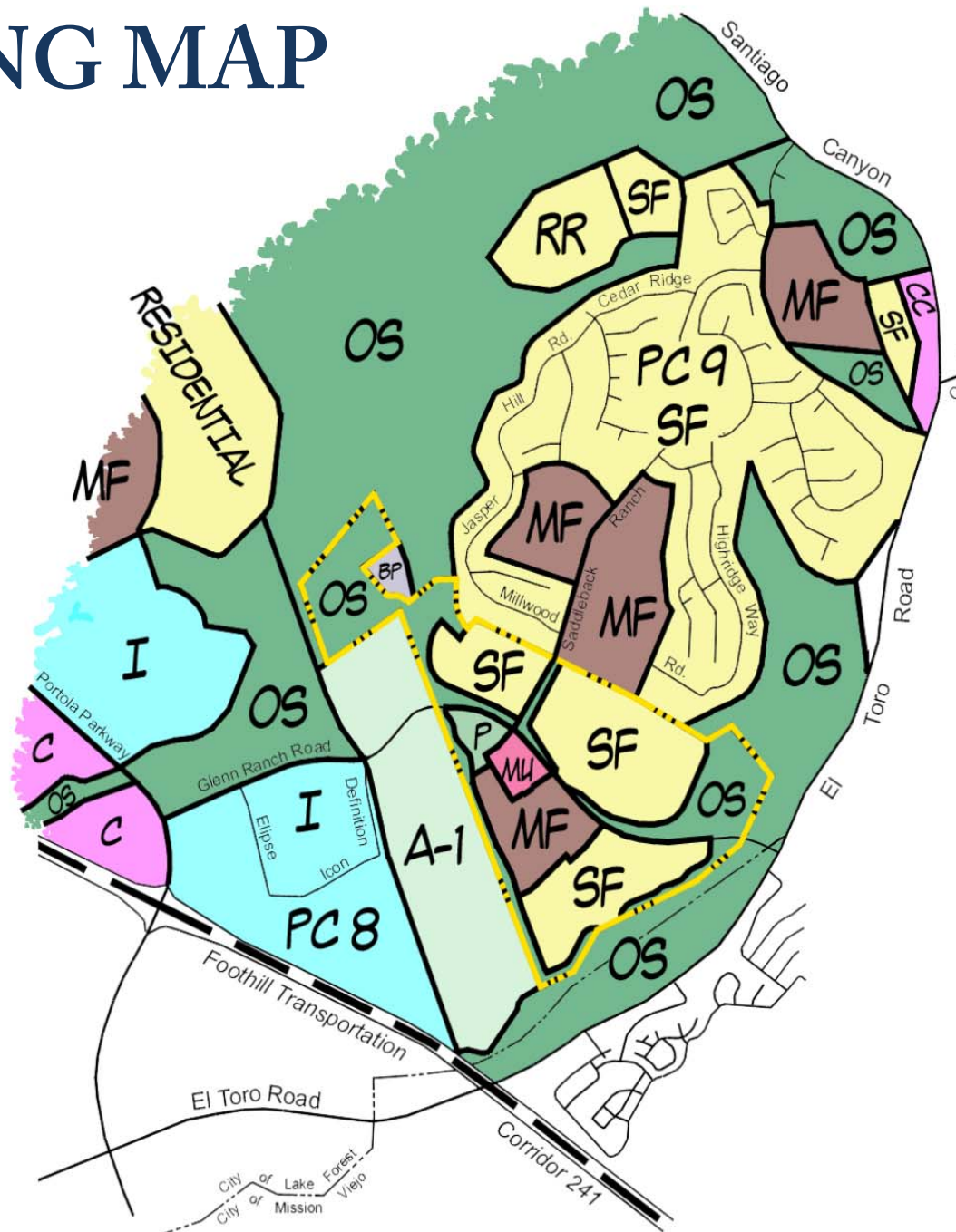
North

ES = Portola Hills Elementary School

FS = OCFA Fire Station #42

ZONING MAP

SF	Single Family Residential
RR	Rural Residential
MF	Multi-Family Residential
MU	Mixed Use
C	Commercial
CC	Community Commercial
I	Industrial
BP	Business Park
A-1	General Agriculture
P	Park
OS	Open Space
	Portola Center
PC 9	Portola Hills Planned Community
PC 8	Foothill Ranch Planned Community



The Portola Center Project Site is bordered by the single family and multifamily neighborhoods of Portola Hills to the North and open space along its western, eastern, and southern boundaries.

...

Portola Center's Northwest and Northeast Planning Areas are planned for single family neighborhoods consistent with those in Portola Hills and the South Planning Area is planned for a combination of multifamily neighborhoods and a range of single family neighborhoods.

...

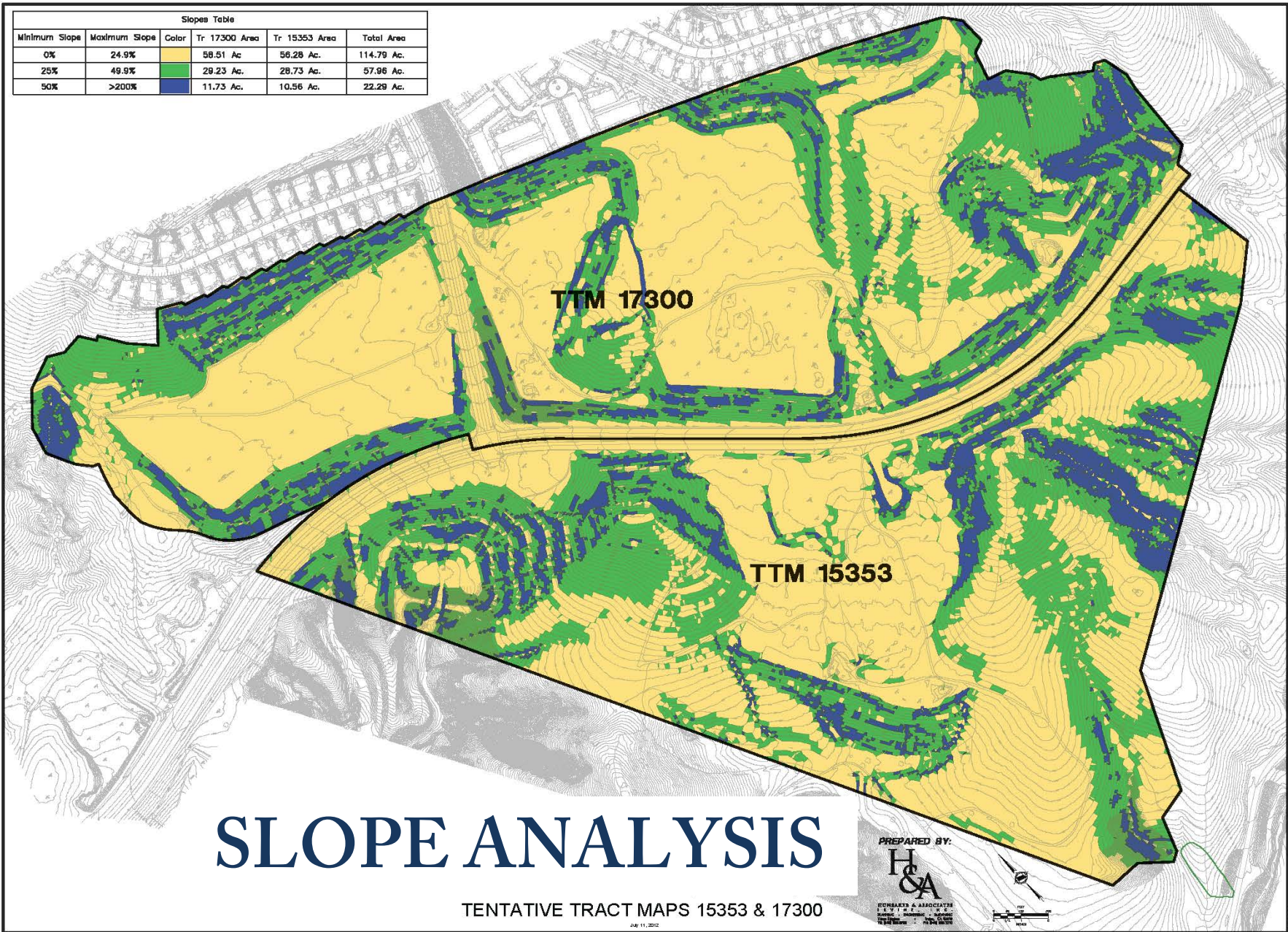
The South also includes a mixed use site and a large 5-acre public neighborhood park.

AERIAL OF PROJECT SITE

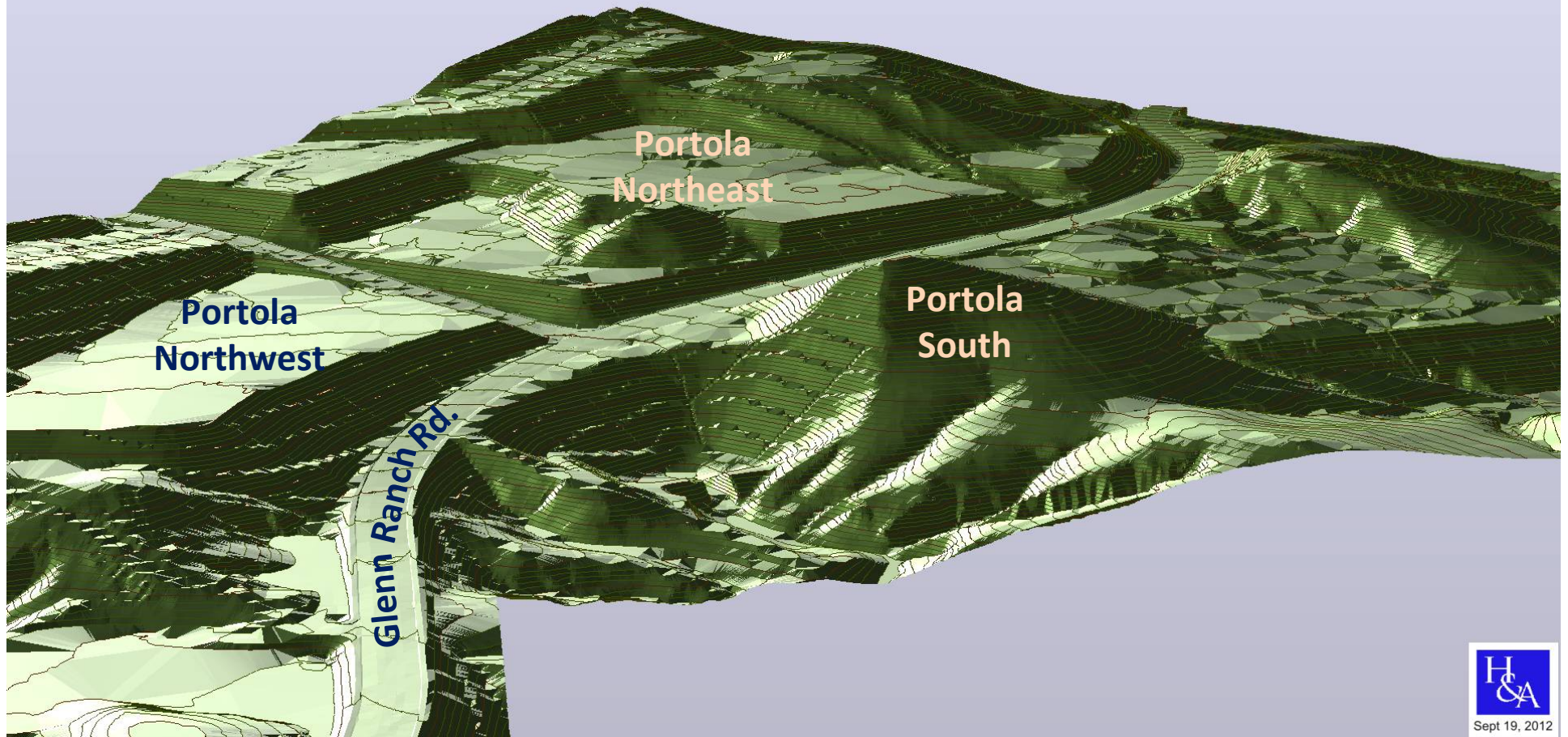


R:\1083\A\Pin\Exhibits\3d\cod\05-15-12\Aerial - camera locations map.dwg Jun-29-2012 17:00

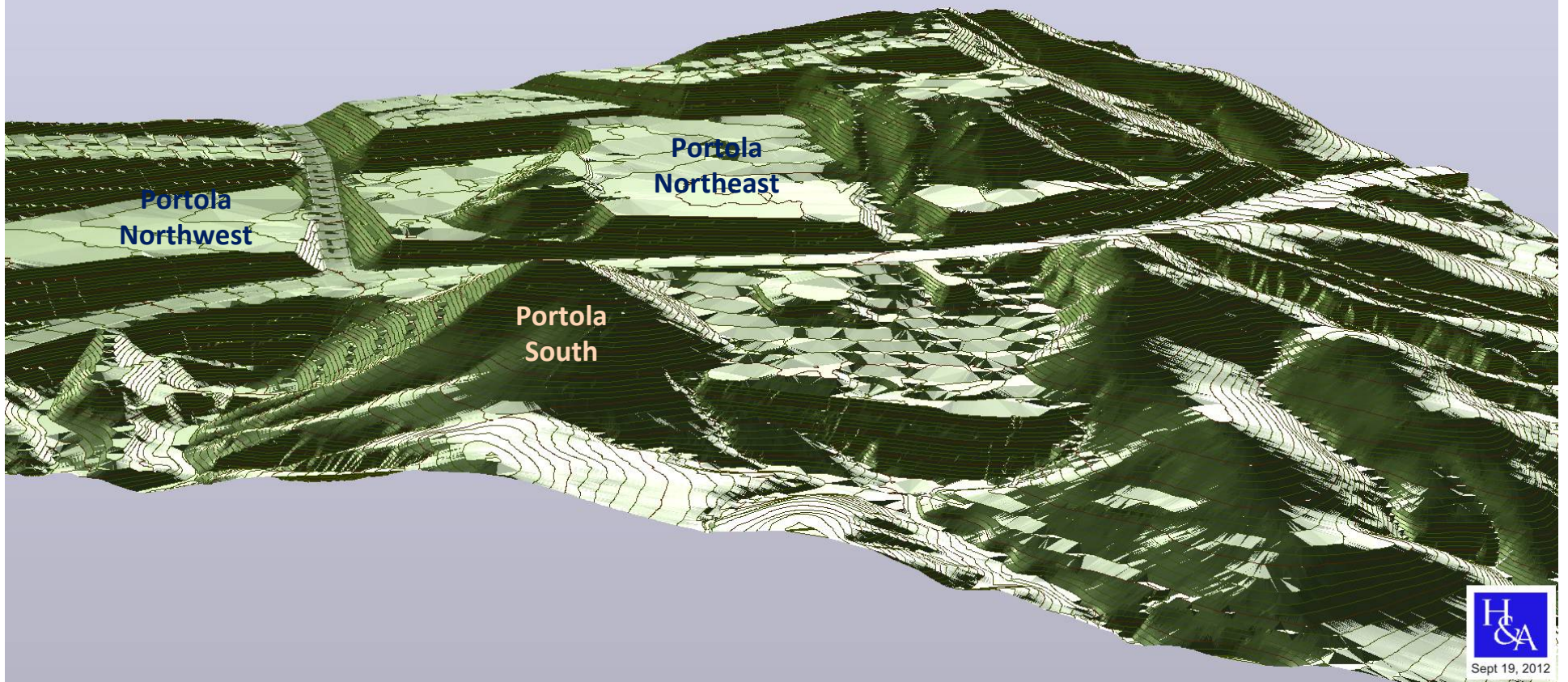
Slopes Table				
Minimum Slope	Maximum Slope	Color	Tr 17300 Area	Tr 15353 Area
0%	24.9%	Yellow	58.51 Ac.	56.28 Ac.
25%	49.9%	Green	29.23 Ac.	28.73 Ac.
50%	>200%	Blue	11.73 Ac.	10.56 Ac.
Total Area			114.79 Ac.	



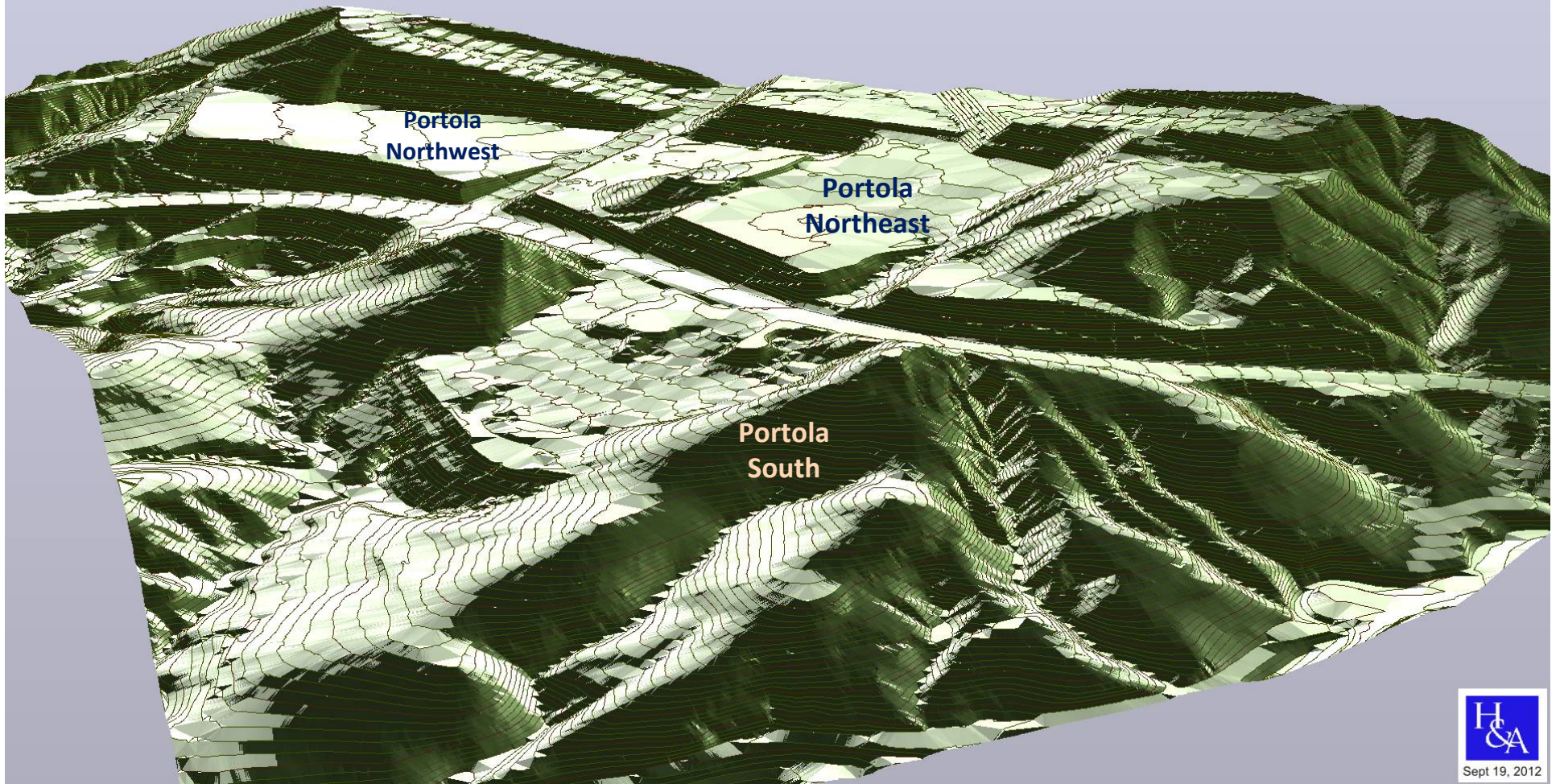
EXISTING TERRAIN LOOKING EAST



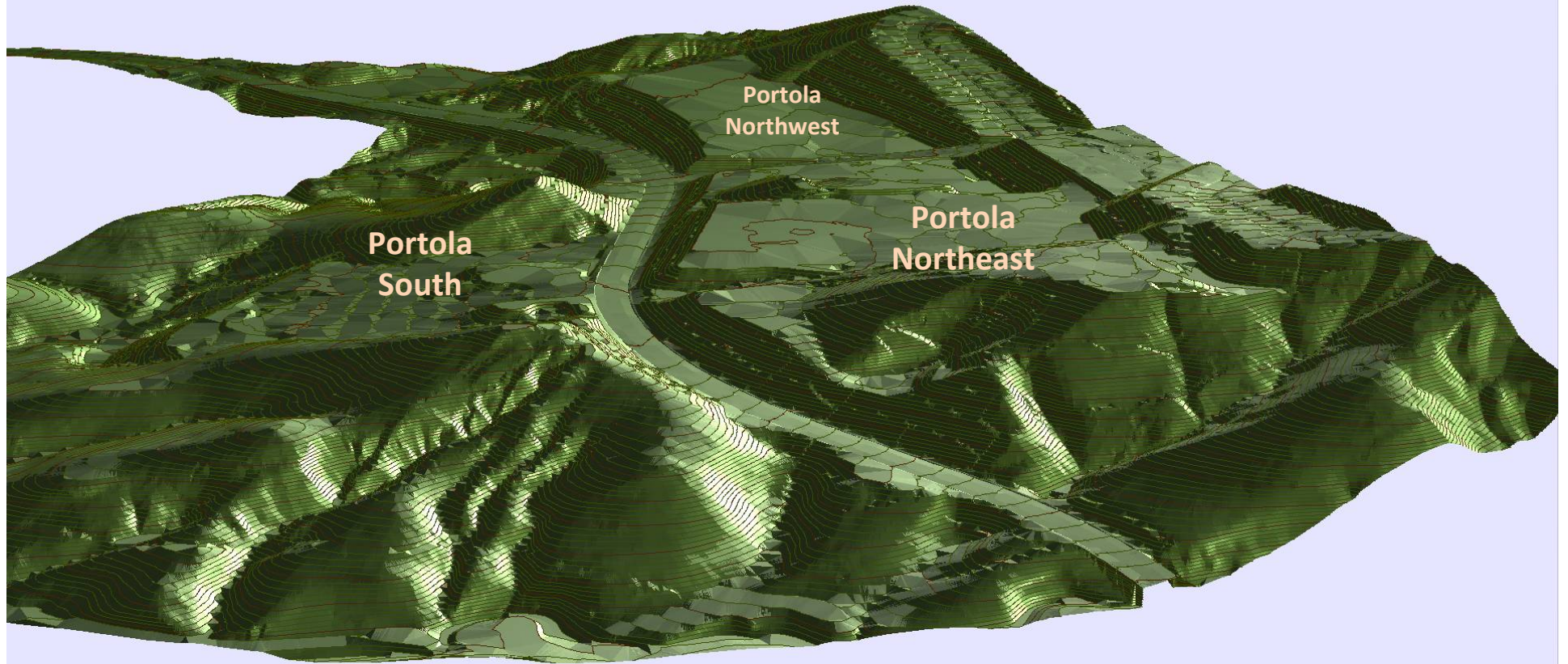
EXISTING TERRAIN LOOKING NORTH



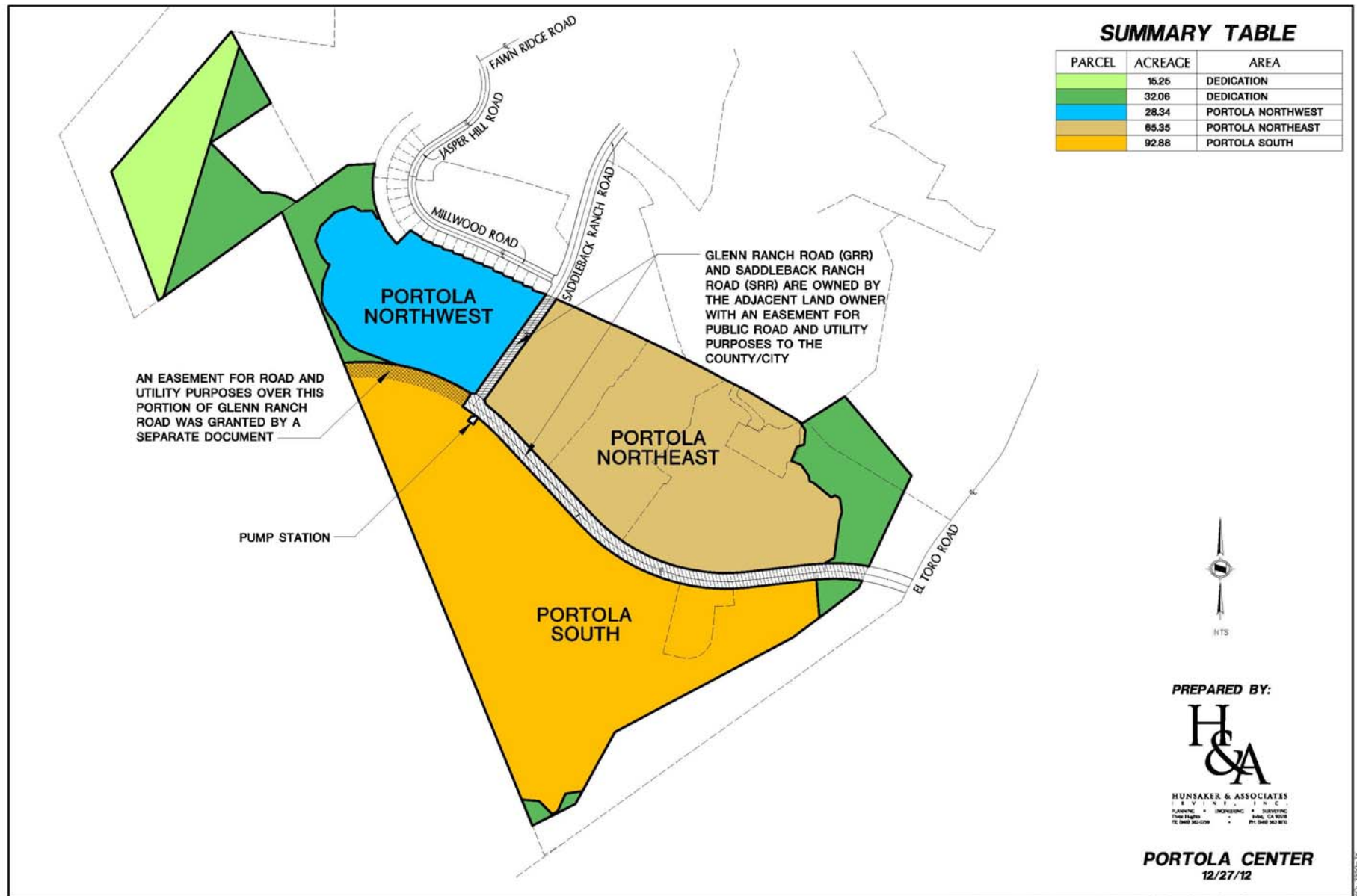
EXISTING TERRAIN LOOKING NORTHWEST



EXISTING TERRAIN LOOKING WEST



OPEN SPACE DEDICATIONS



LAKE FOREST RETAINING WALL GUIDELINES & PHOTOGRAPHIC SURVEY

RETAINING WALL DESIGN GUIDELINES

Purpose & Intent

- ❖ *Acknowledge development on sites with slopes/steep topography often requires the use of retaining walls*
- ❖ *Project context is a major factor in determining compatibility with existing and proposed land uses*
- ❖ *Well designed, integrated retaining walls add value to a development project and can be designed to fit with the natural/surrounding environment*
- ❖ *Graded slopes along the perimeter of a project may be less desirable where the project context and well designed walls can result in a better project*
- ❖ *Emphasis on retaining walls adjacent to the public ROW or public access without appropriate setbacks, façade treatment, and landscape screening*

PHOTOGRAPHIC SURVEY

NEWPORT COAST PUBLIC WALL (ADJACENT TO PUBLIC PARK)

COULD BENEFIT FROM
ADDITIONAL LANDSCAPING,
COLOR ALONG WALL

WALL SCREENED BY
LANDSCAPING



NEWPORT COAST PUBLIC WALL (ADJACENT TO PUBLIC STREET)

COULD BENEFIT FROM
ADDITIONAL COLOR,
ARTICULATION, OR DECORATIVE
ELEMENT TO WALL

SETBACK FROM PUBLIC
AREA AND SCREENED BY
LANDSCAPING



SIGNAL HILL PUBLIC WALL (ADJACENT TO PUBLIC STREET)

INADEQUATE SETBACK
FROM PUBLIC STREET

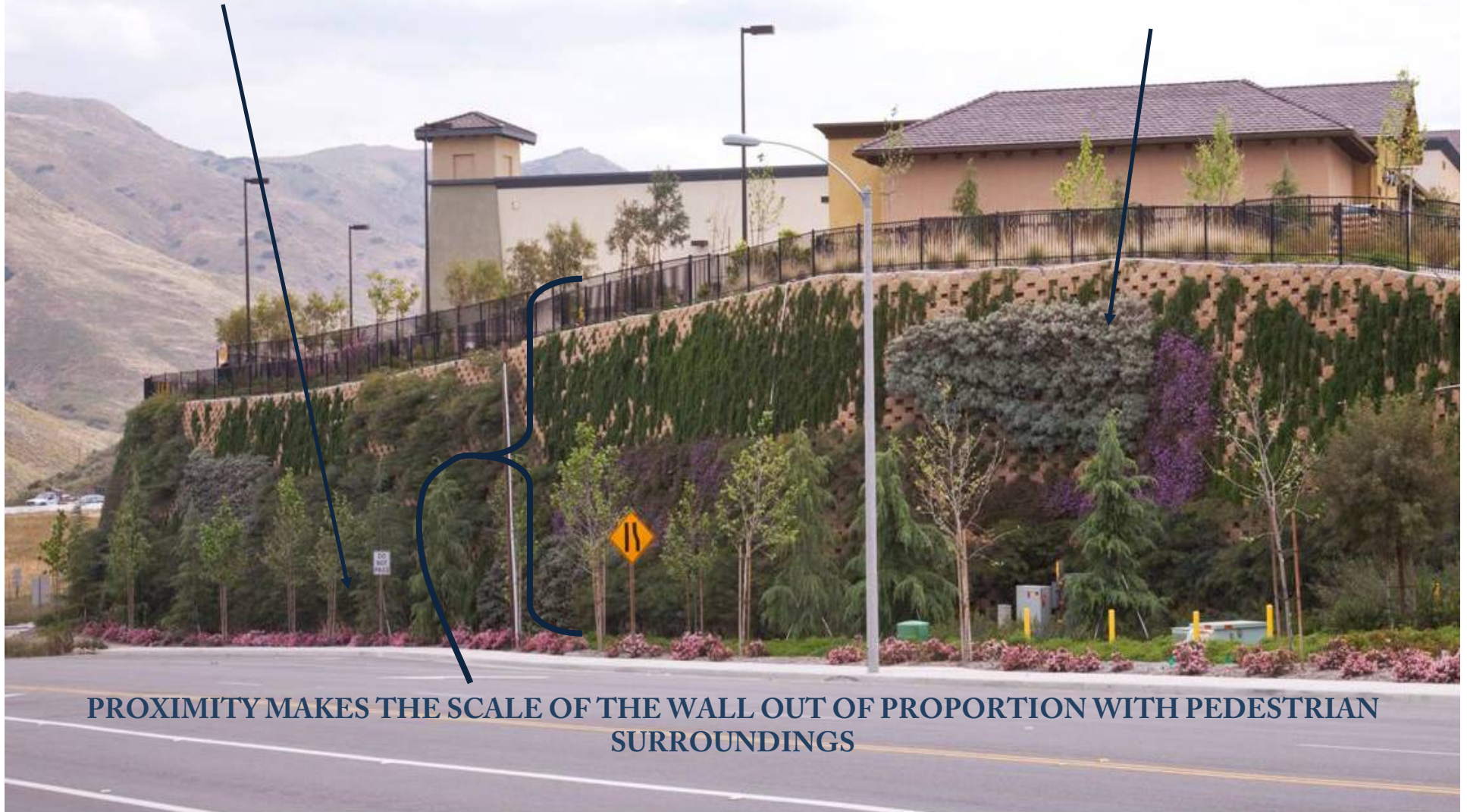
COLORFUL LANDSCAPE
IS A POSITIVE ELEMENT



SYCAMORE CREEK PUBLIC WALL (ADJACENT TO PUBLIC STREET)

INADEQUATE SETBACK
FROM PUBLIC STREET

VARIEGATED
COLORFUL LANDSCAPE
IS A POSITIVE ELEMENT



PROXIMITY MAKES THE SCALE OF THE WALL OUT OF PROPORTION WITH PEDESTRIAN
SURROUNDINGS

CALABASAS PUBLIC WALL (ADJACENT TO PUBLIC STREET)



PERIMETER WALL (ADJACENT TO OPEN SPACE)

**VARIED WALL HEIGHT HELPS
WALL BLEND WITH NATURAL
SURROUNDINGS**

**COULD BENEFIT FROM
ADDITIONAL LANDSCAPE
COVERAGE ON WALL**



DIAMOND BAR PERIMETER WALL (ADJACENT TO OPEN SPACE)

LANDSCAPE COVERAGE ON WALL IS
INADEQUATE GIVEN MATURITY OF
SURROUNDING LANDSCAPING

SCALE PROPORTIONAL TO
NATURAL SURROUNDINGS &
BUFFER BETWEEN NEAREST
PUBLIC AREA

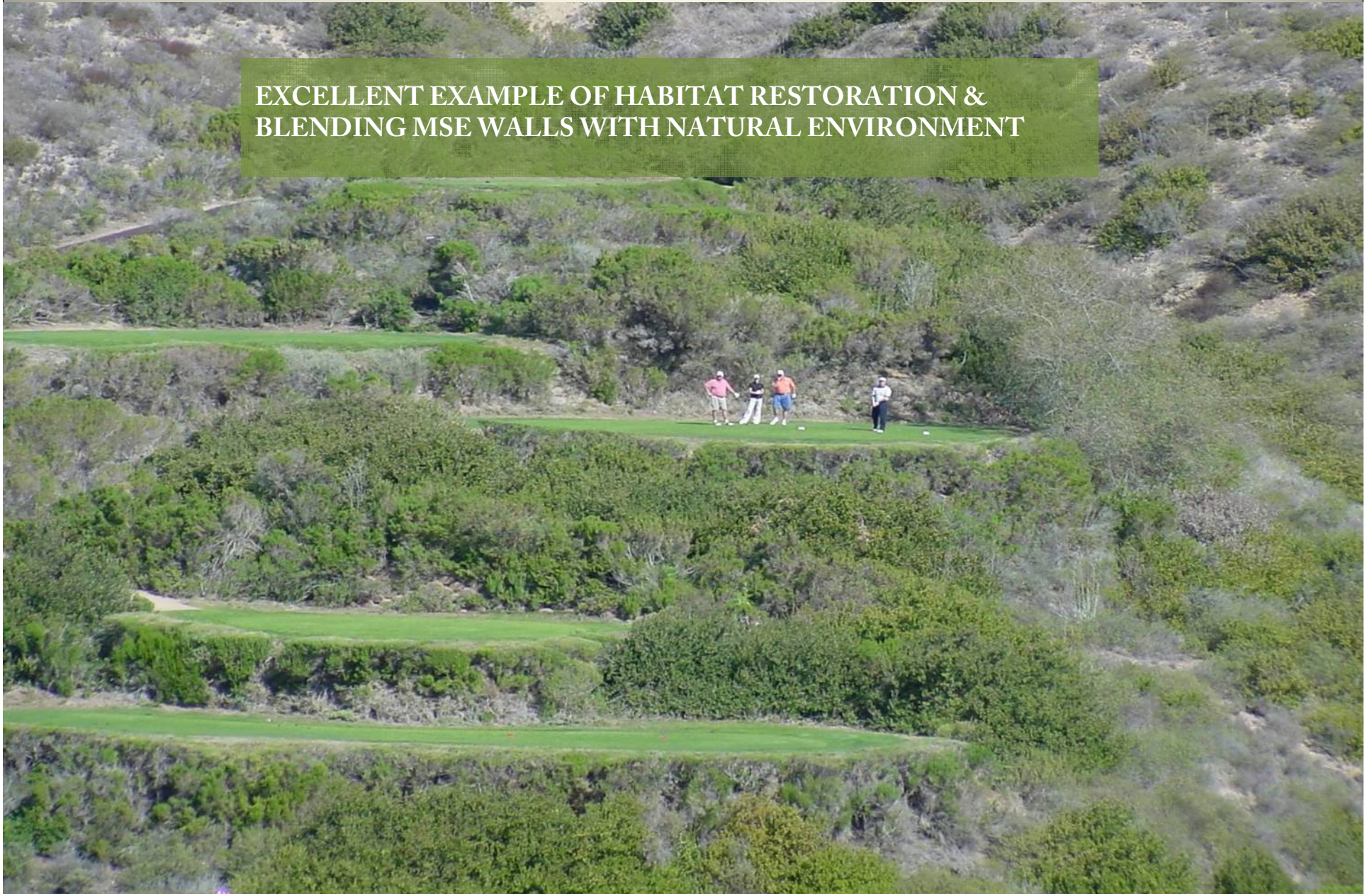


PELICAN HILLS GOLF COURSE MSE WALL (IN OPEN SPACE) *BEFORE*...



PELICAN HILLS GOLF COURSE MSE WALL (IN OPEN SPACE) *AFTER*...

EXCELLENT EXAMPLE OF HABITAT RESTORATION &
BLENDING MSE WALLS WITH NATURAL ENVIRONMENT



PRIVATE WALL EXAMPLE 1 (PRIVATE YARDS OR PRIVATE COMMON AREAS)



PRIVATE WALL EXAMPLE 2 (PRIVATE PARKING LOT)



PRIVATE WALL EXAMPLE 3 (BACK YARD RETAINING WALL) *BEFORE...*



PRIVATE WALL EXAMPLE 4 (BACK YARD RETAINING WALL) *AFTER*...

NOTE: Different yet Equivalent Backyard from "Before" Picture



KEY PROJECT OBJECTIVES

- ❖ *Provide a comprehensive plan for development of Portola Center which implements the goals and policies of the Lake Forest General Plan.*
- ❖ *Establish a distinct image and identity for Portola Center.*
- ❖ *Develop new neighborhoods compatible with and complementary to the fabric of the larger Portola Hills community.*
- ❖ *Provide a balanced mix of single family and multi-family homes and active public and private uses.*
- ❖ *Develop a balanced grading plan for the project and the community.*
- ❖ *Integrate the land use plan and use of retaining walls into the Fire Protection Plan to increase the defensibility of the site to wildfire.*
- ❖ *Create an upscale, high value neighborhood of hillside single family view lots by using retaining walls to terrace the site while providing a positive contribution to the overall community.*
- ❖ *Fulfill the requirements of the Portola Development Agreement with respect to residential homes, affordable housing, retail uses, and park space.*

PROJECT DESCRIPTION & RETAINING WALL DESIGN APPROACH

PROJECT DESCRIPTION

RESIDENTIAL LAND USES & MIXED USE SITE

- *Portola North: 304 Single Family Homes, minimum lot size of 5,000 sq. ft.*
- *Portola South: 309 Single Family Homes on various lot sizes; 260 Multifamily Homes; 57 Affordable Homes; 10,000 sq. ft. of Neighborhood-Serving Commercial*

PARKS, TRAILS, & OPEN SPACE

- *5-Acre Neighborhood Park*
- *4.76 acres of Neighborhood “Pedestrian Parks*
- *44.2 acres of HOA common and new biological open space*
- *Regional trail connections and view corridors*
- *47 acres of existing open space dedications*

PUBLIC FACILITIES CONTRIBUTIONS

- *\$60 million in development impact fees for public facilities, including regional parks, schools, libraries, roads, and sewer and water infrastructure*

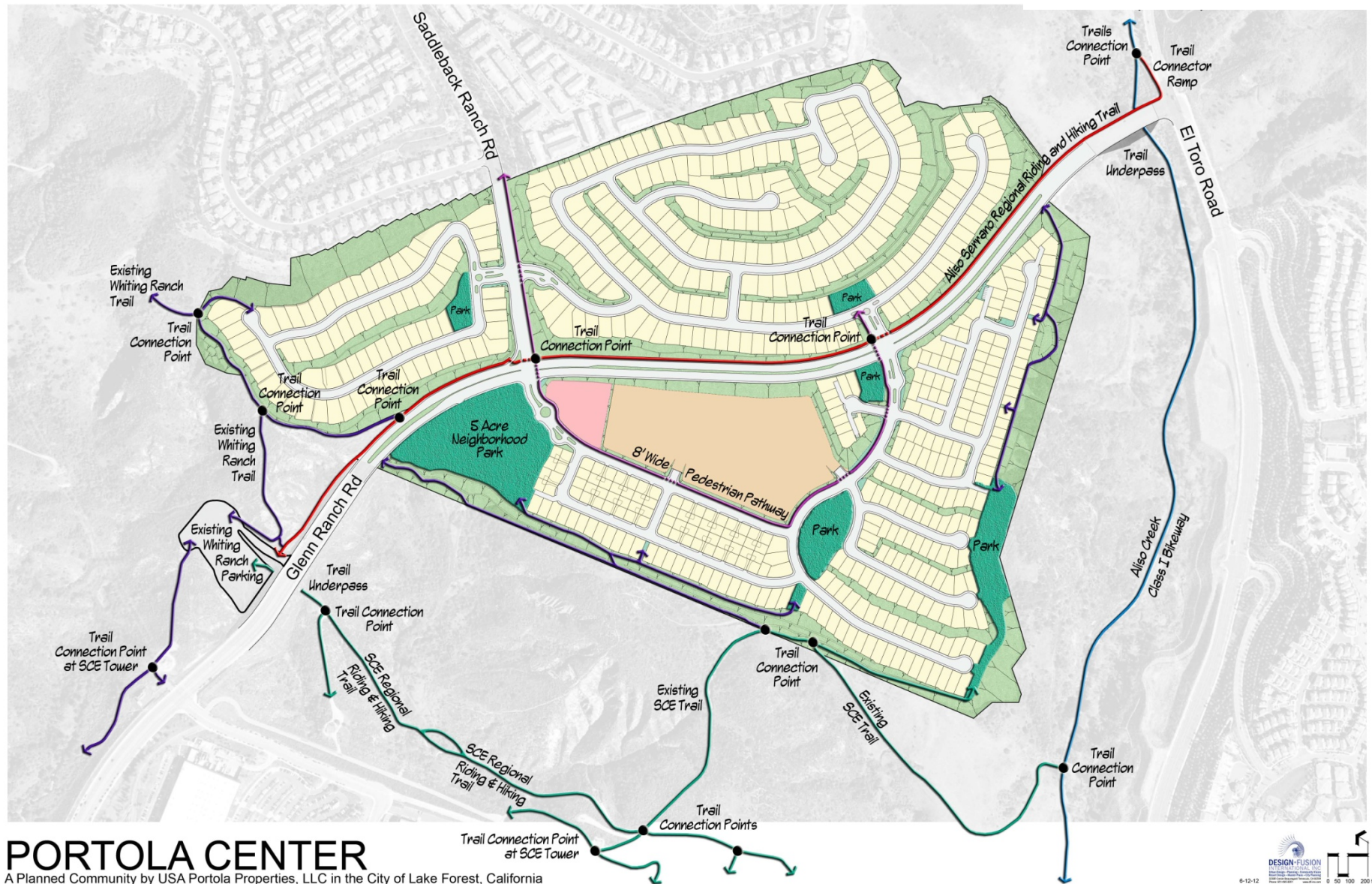
LAND USE PLAN



PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

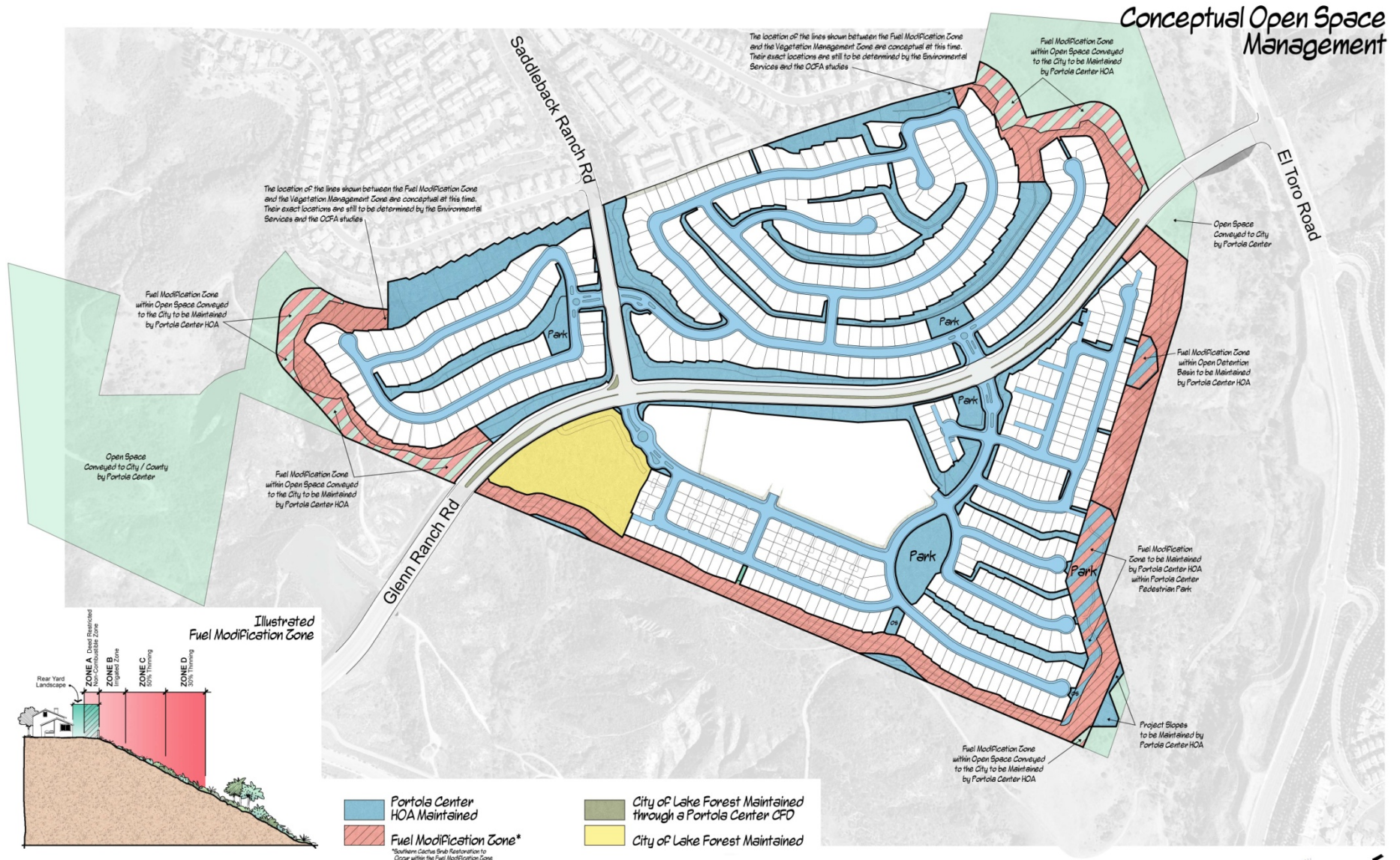
PARKS & TRAILS PLAN



PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

OPEN SPACE MANAGEMENT PLAN



PORTOLA CENTER

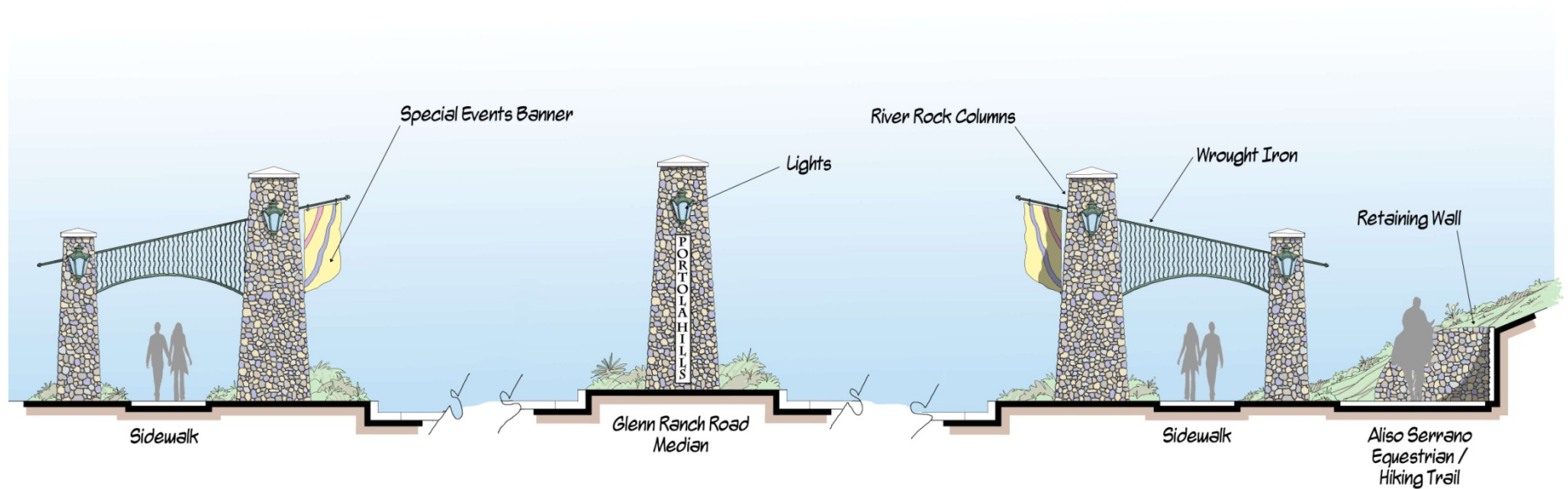
A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

RETAINING WALL DESIGN APPROACH

- ❖ *Develop a framework of wall typologies to respond to the hierarchy of retaining walls proposed for the community.*
- ❖ *Utilize retaining walls to enhance the level of safety in fuel management zones per conceptual agreement with the Orange County Fire Authority (OCFA).*
- ❖ *Incorporate a public trail system as part of the wall design and strive for human scale in areas directly adjacent to walking and cycling trails.*
- ❖ *Utilize walls to distribute grade changes uniformly and create terraces for home lots and variations to provide visual interest and the image of a hillside community.*
- ❖ *Use decorative wall materials (stone, brick) and landscaping to enhance the visual experience at the key intersections and neighborhood entrances.*
- ❖ *Provide variations in wall height, articulation and landscaping to provide visual interest for decorative and plantable walls.*
- ❖ *To the maximum extent practicable, locate walls adjacent to open space and on internal private property.*
- ❖ *Address geologic instability through the installation of approved wall systems.*

GLENN RANCH ROAD ENTRY MONUMENTS

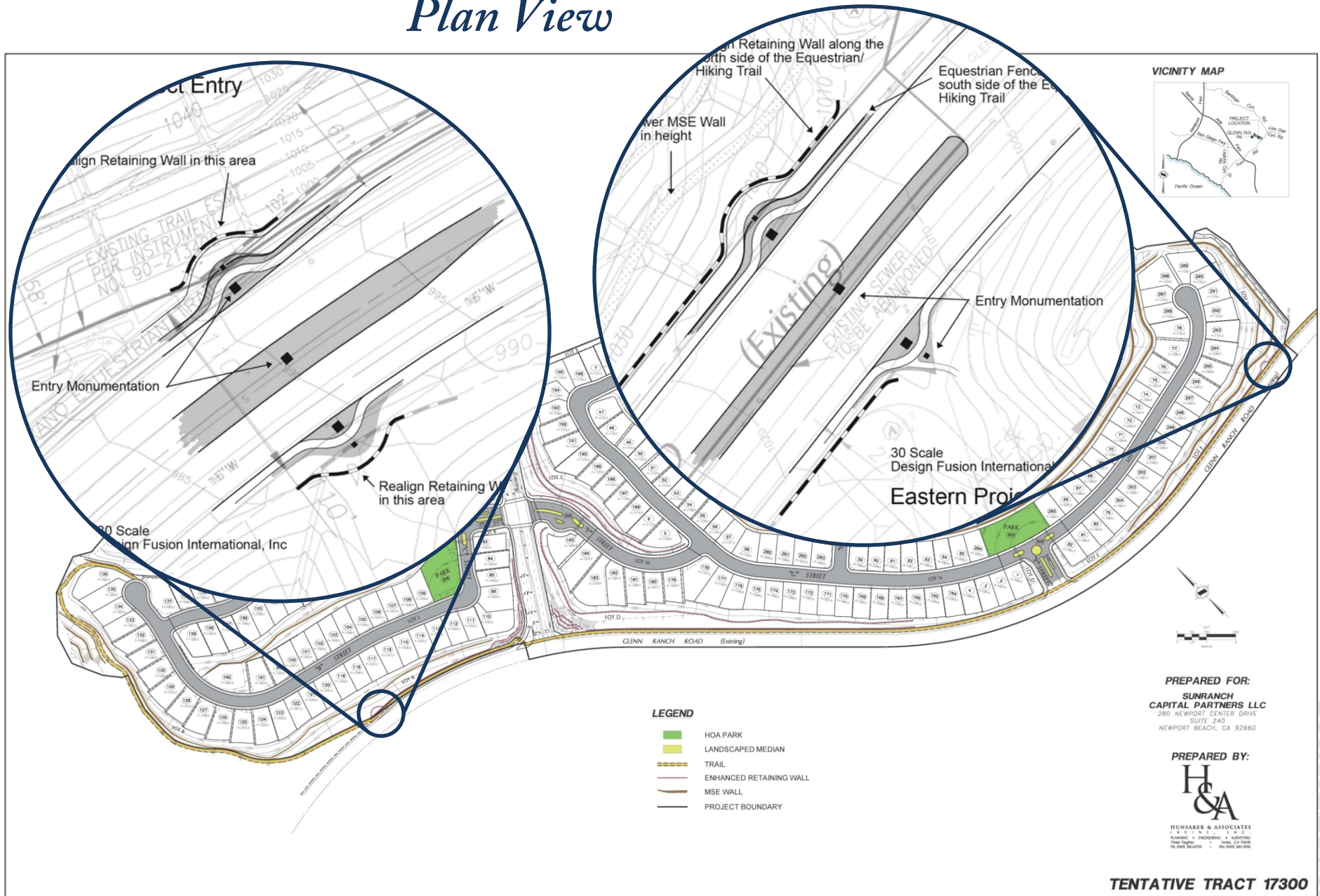
Glenn Ranch Road Entry Monumentation
Located at the Eastern and Western Project Entry Points



PORTOLA CENTER

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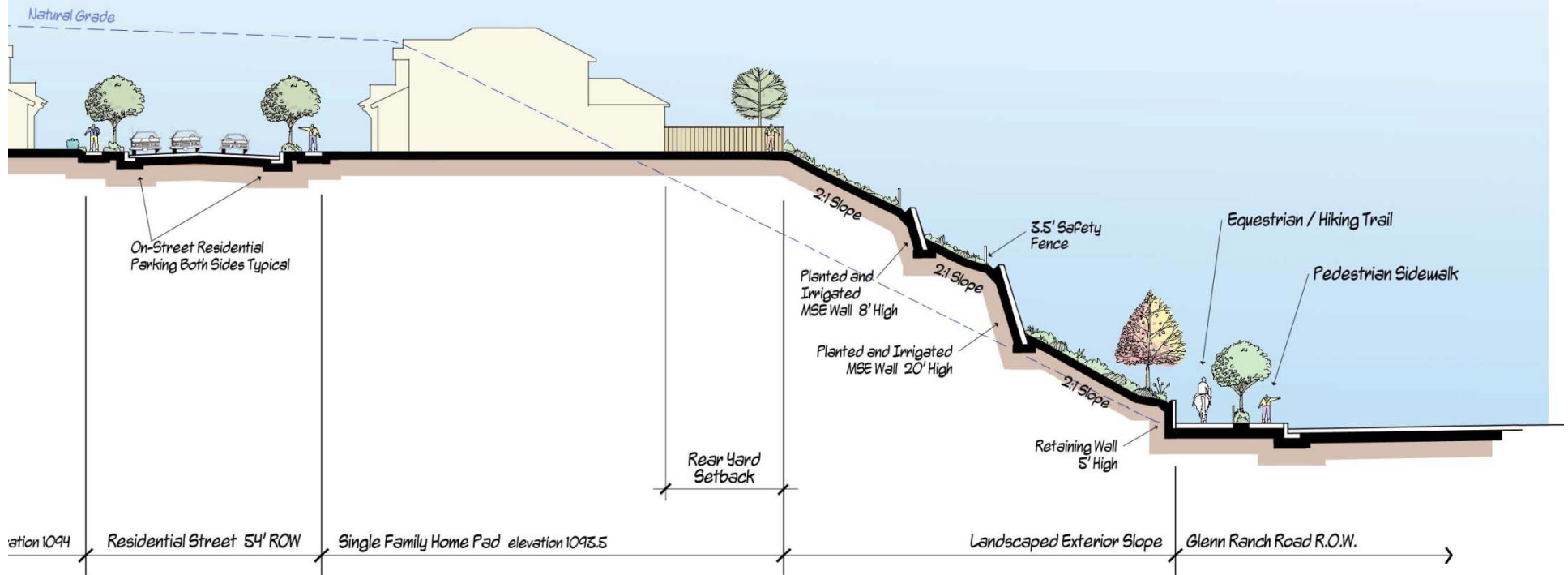
Plan View

**TENTATIVE TRACT 17300**

PRINTED BY Kathy Burns DATE: Sep. 05, 2012 02:12:26 PM FILE: P:\0334\PiercingGA_Piercing\10055334P-TTBS-TZ1002-WEB-TZ1001.doc

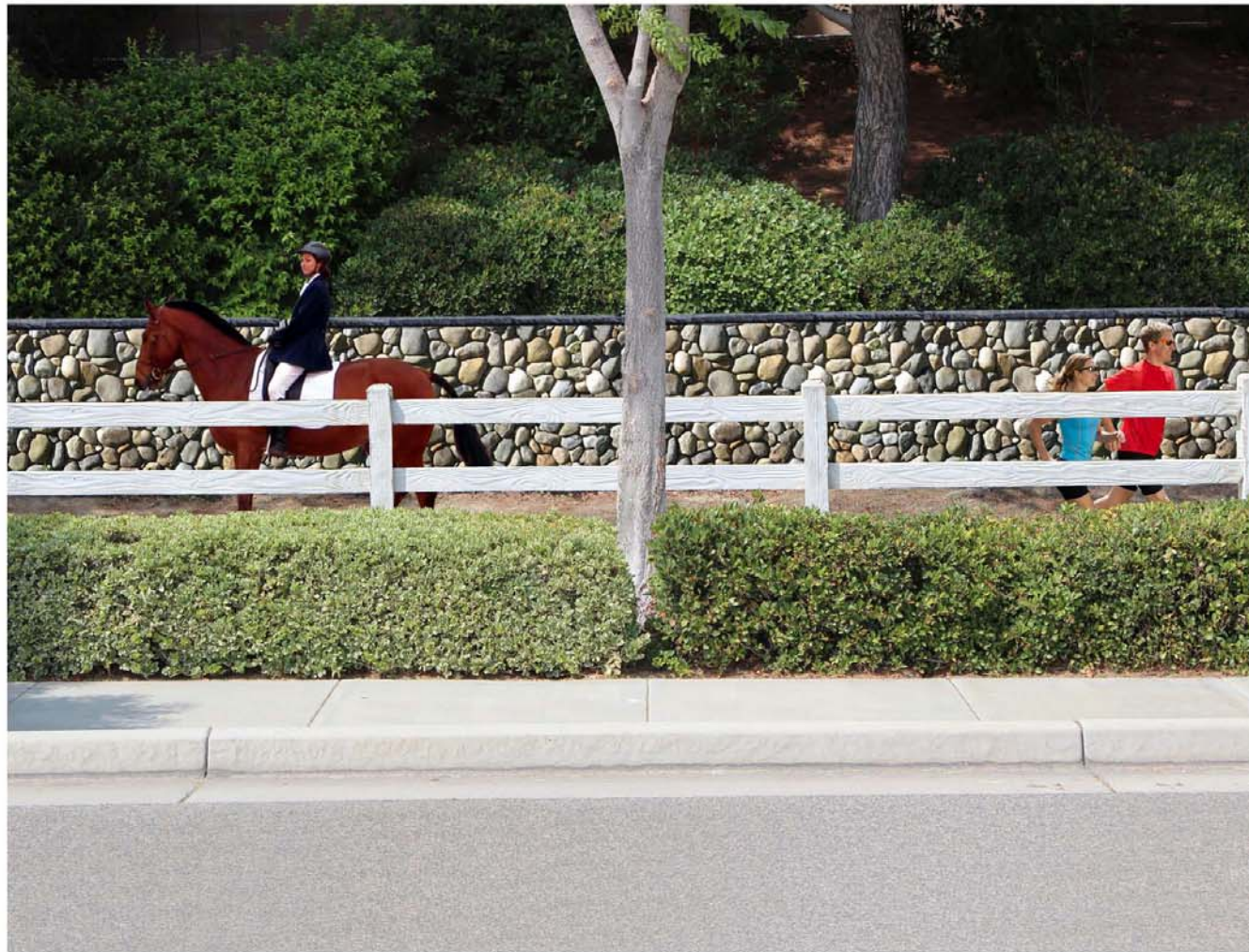
CROSS SECTION 9

With Equestrian Wall



Section at Photo Simulation 9
Northeastern Parcel - North Side of Glenn Ranch Road
Lowered Retaining Walls

PHOTO SIMULATION OF EQUESTRIAN WALL



Proposed 5 Foot high Retaining Wall behind and the Proposed 4 Foot high Equestrian Fence in Front

5' high Retaining Wall

4' high Equestrian Fence

Planting Area between the Existing Sidewalk and the Existing Trail

Glenn Ranch Road

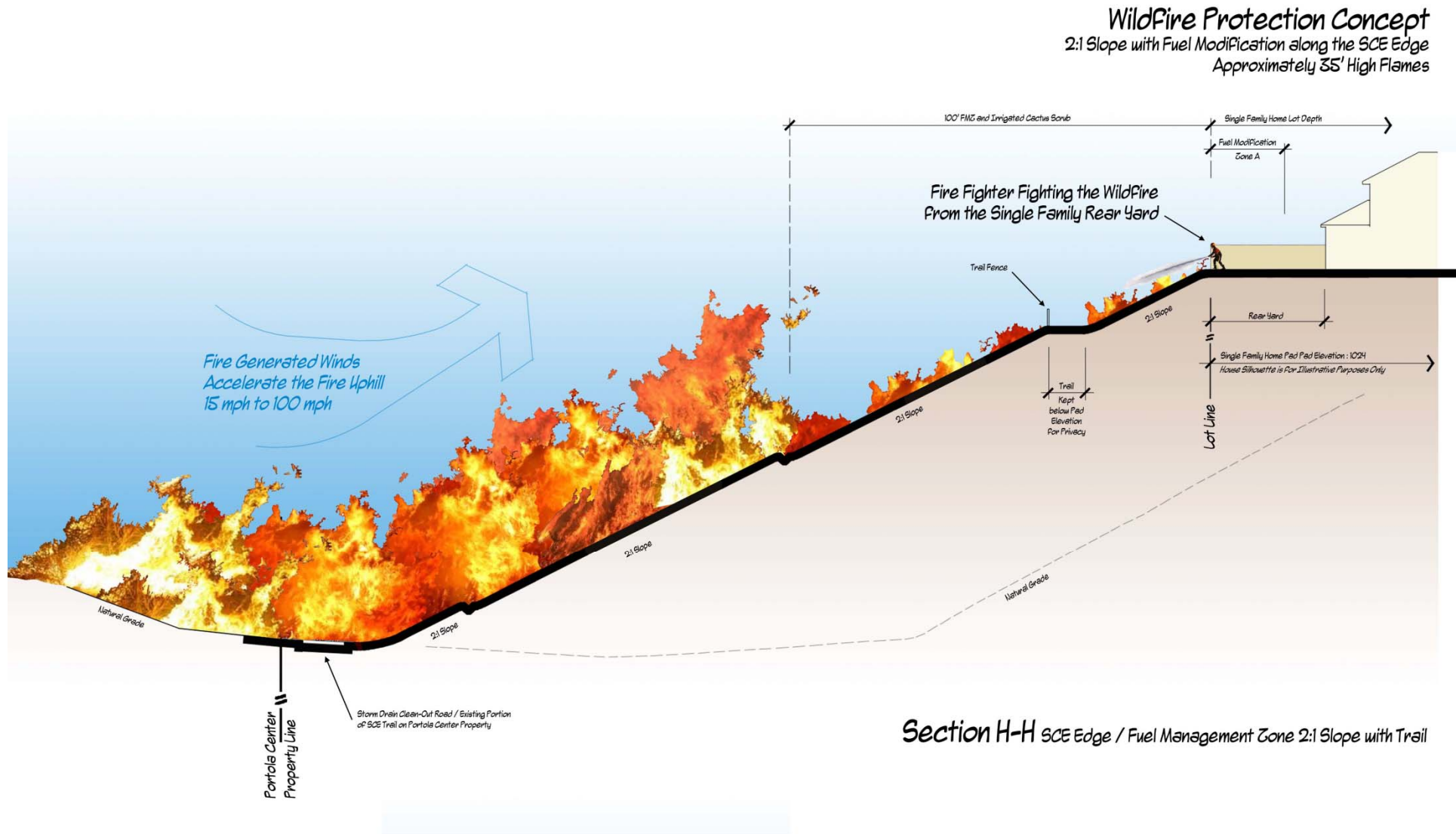
PORTOLA CENTER Aliso Serrano Regional Riding and Hiking Trail
along Glenn Ranch Road

September 19, 2012



*PERIMETER WALLS SERVE AS AN
EFFECTIVE FIRE BREAK*

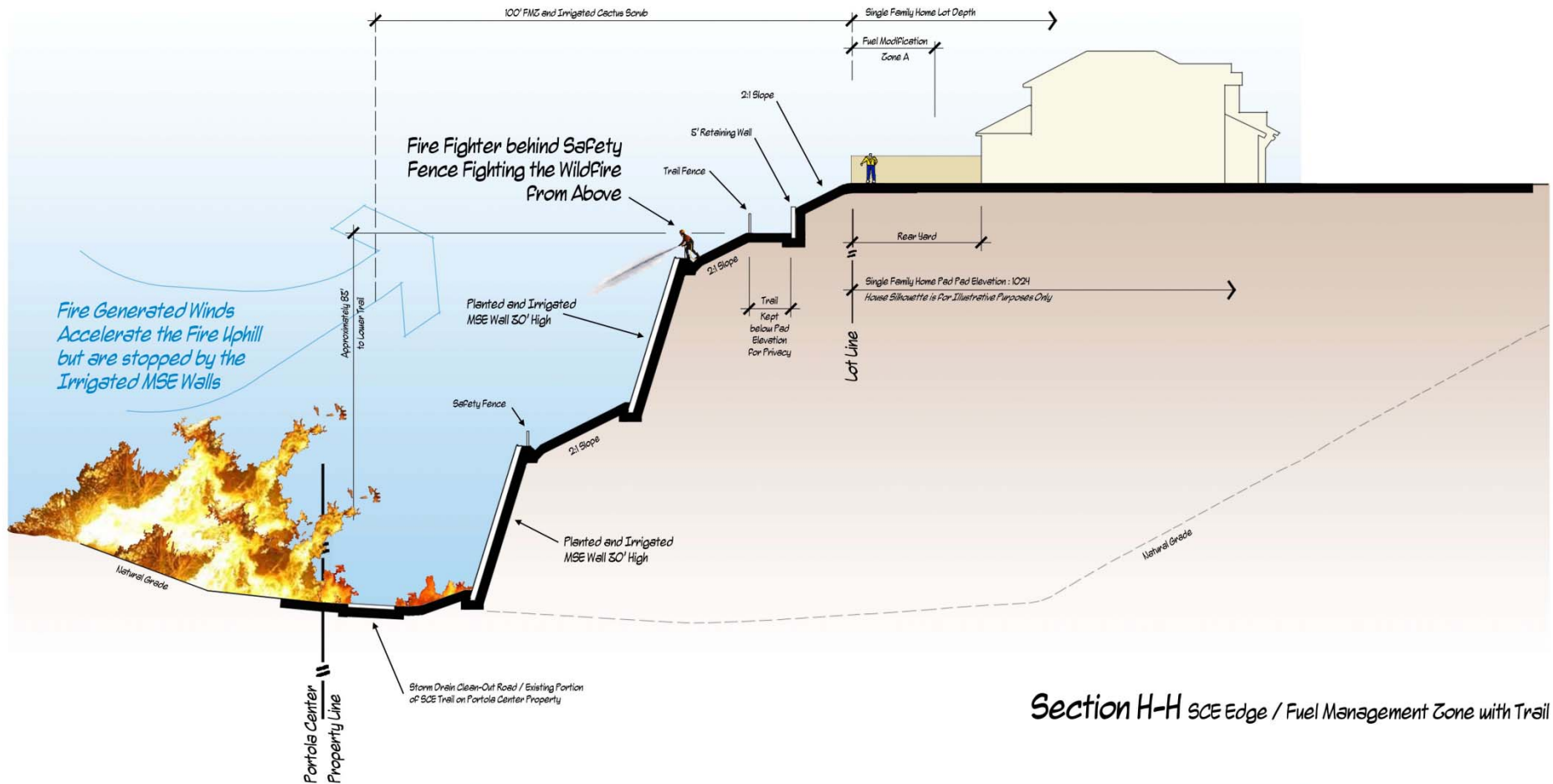
FUEL MODIFICATION ZONE WITHOUT RETAINING WALLS



FUEL MODIFICATION ZONE WITH RETAINING WALLS

Perimeter Walls Enhance Fire Protection

WildFire Protection Concept
Irrigated MSE Walls along the SCE Edge
Approximately 35' High Flames



RETAINING WALLS CLASSIFICATIONS & TYPES

❖ PERIMETER WALLS

- MSE WALLS

❖ PUBLIC WALLS

- MSE WALLS
- DECORATIVE BLOCK WALLS

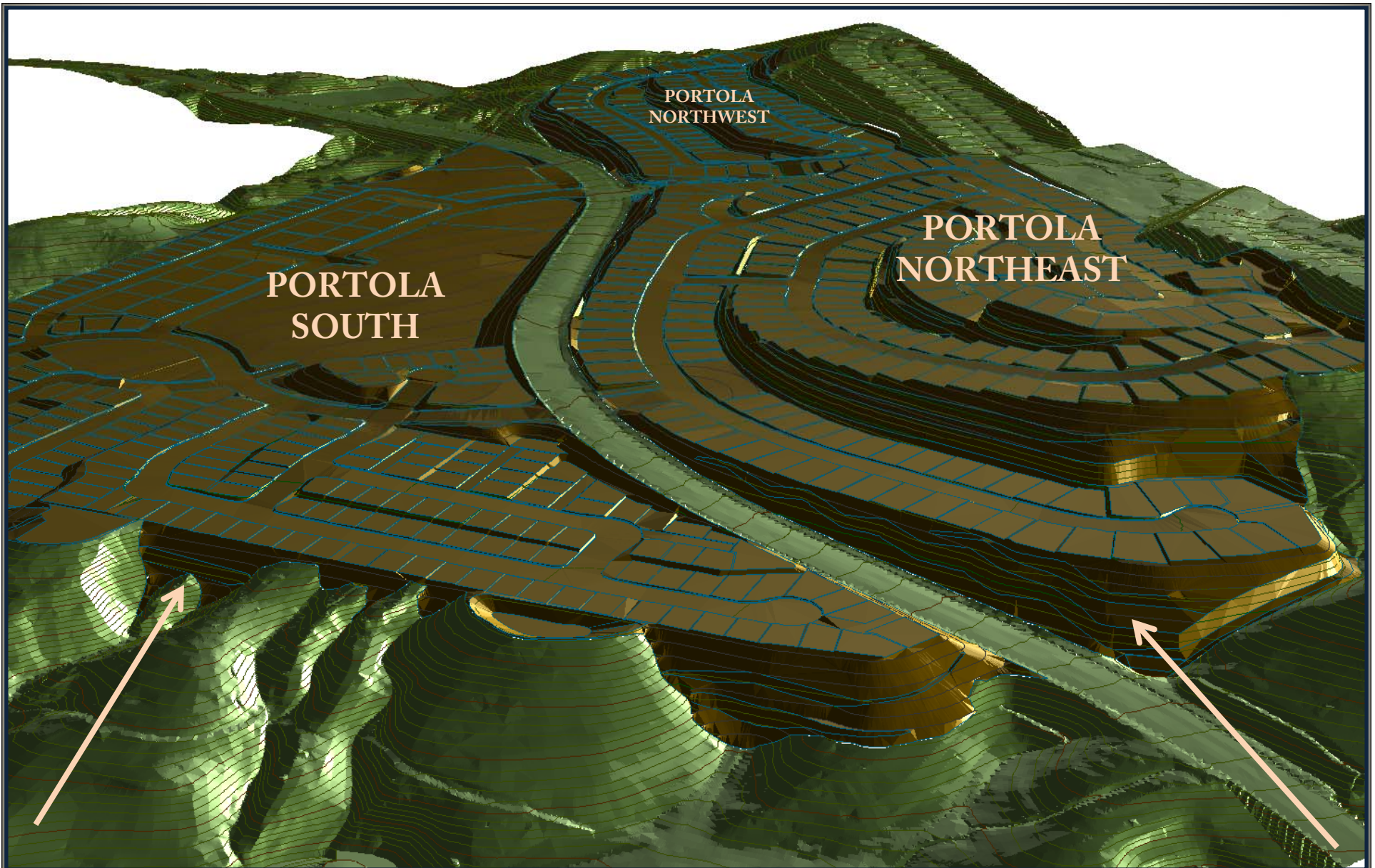
❖ PRIVATE/INTERNAL WALLS

- MSE WALLS
- SOIL NAIL WALLS
- REAR AND SIDEYARD BLOCK WALLS

PHOTO SIMULATIONS



PORTOLA CENTER PERIMETER RETAINING WALLS

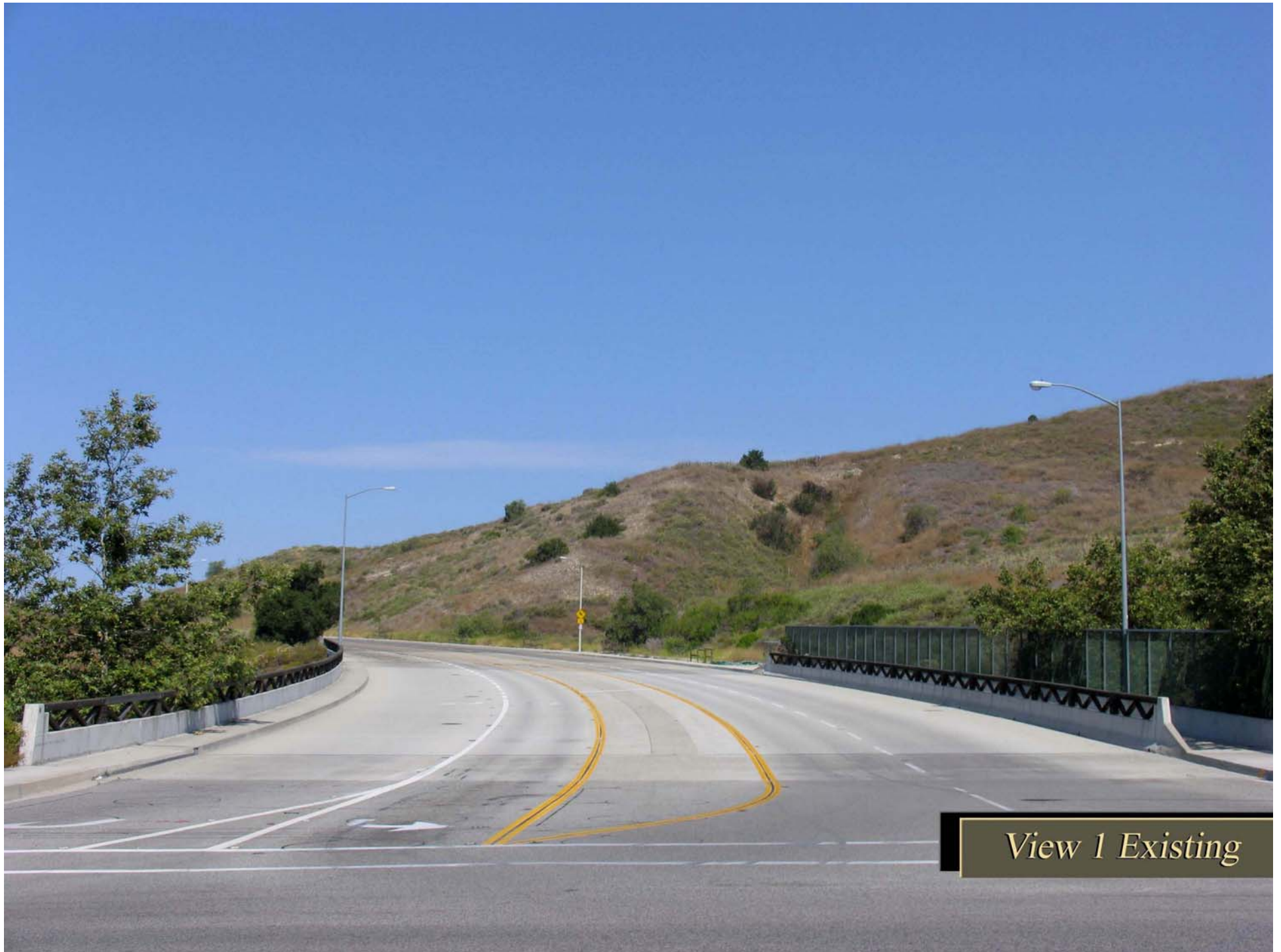


VIEW 2

(View from Wandering
Trail Rd.)

VIEW 1

(View from Glenn Ranch Rd./
El Toro Rd. Intersection)



View 1 Existing

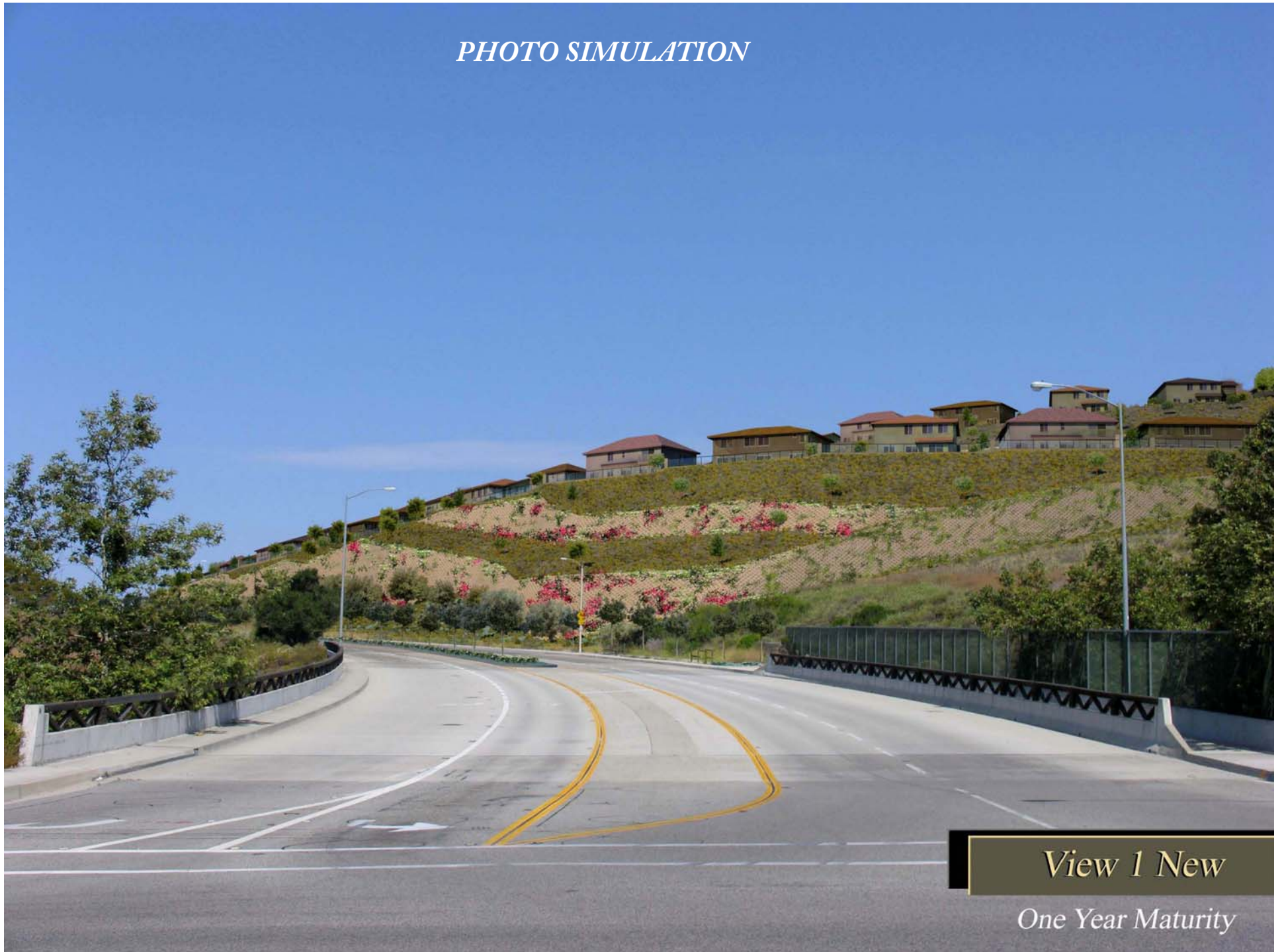
PHOTO SIMULATION



View 1 New

Trees & Shrubs Not Shown

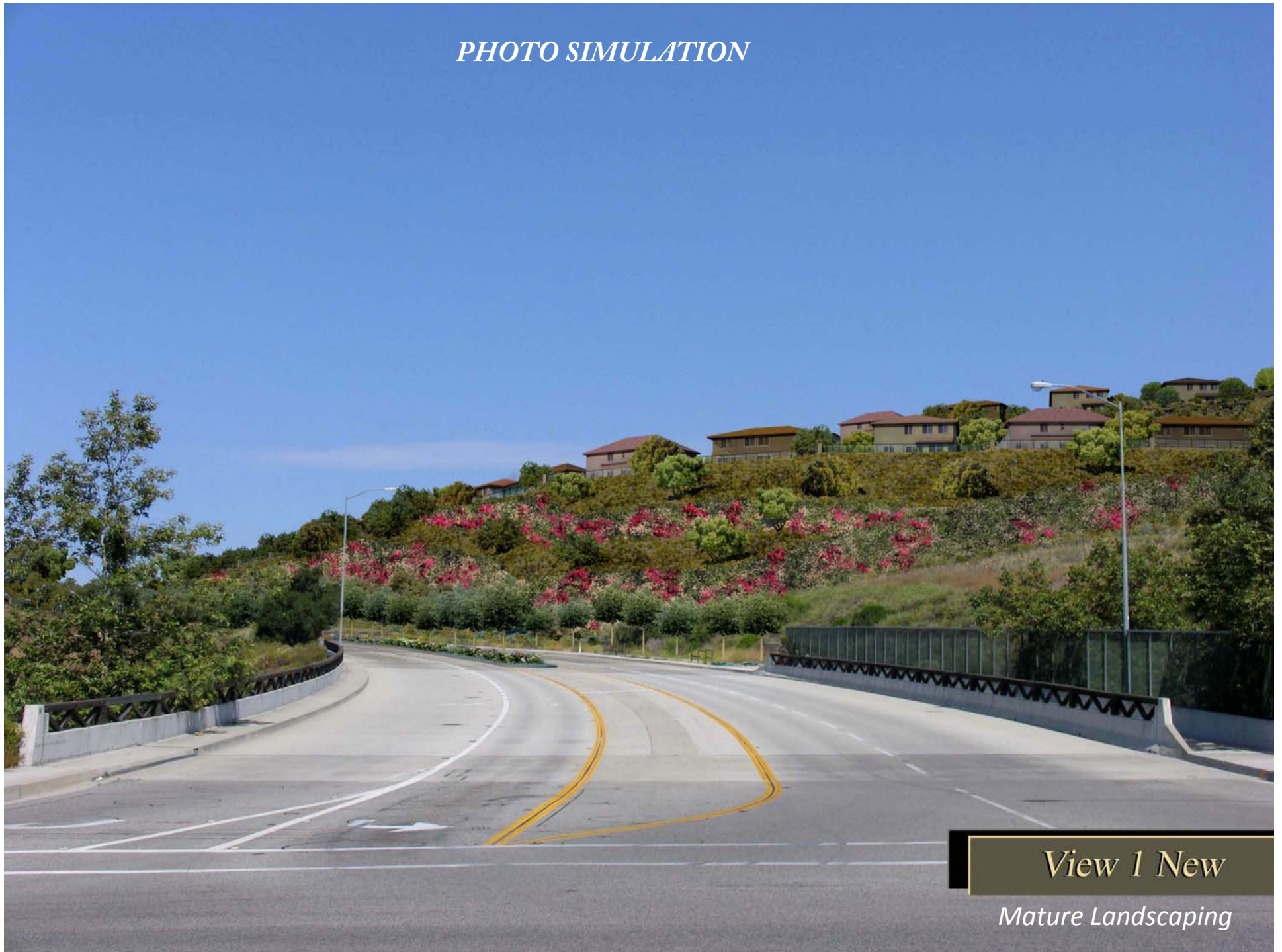
PHOTO SIMULATION



View 1 New

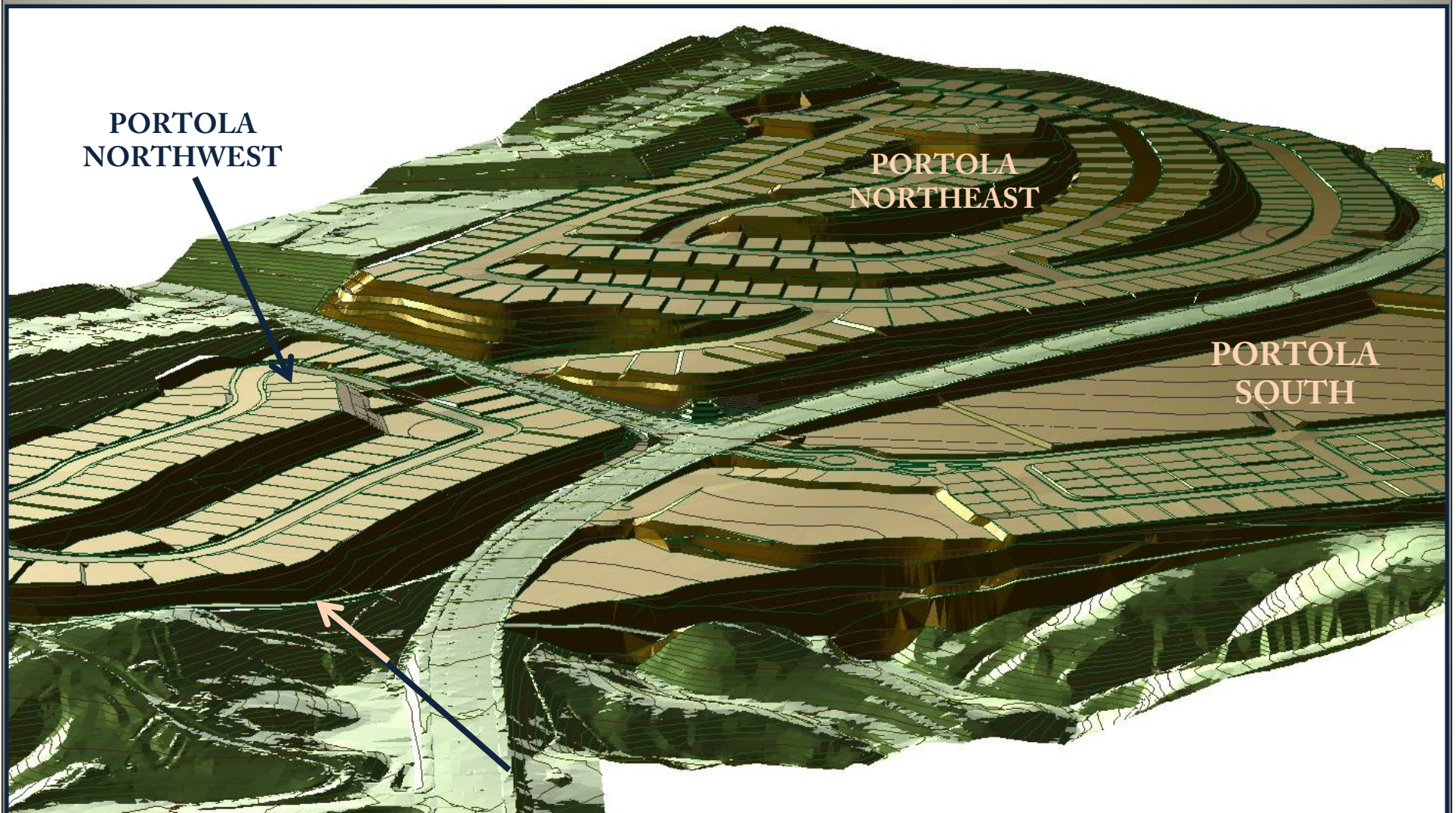
One Year Maturity

PHOTO SIMULATION



View 1 New

Mature Landscaping



VIEW 12

(View heading up Glenn Ranch Rd. toward intersection with Saddleback Ranch Rd.)



View 12 Existing

PHOTO SIMULATION



View 12 New

Trees & Shrubs Not Shown

PHOTO SIMULATION



View 12 New

One Year Maturity

PHOTO SIMULATION

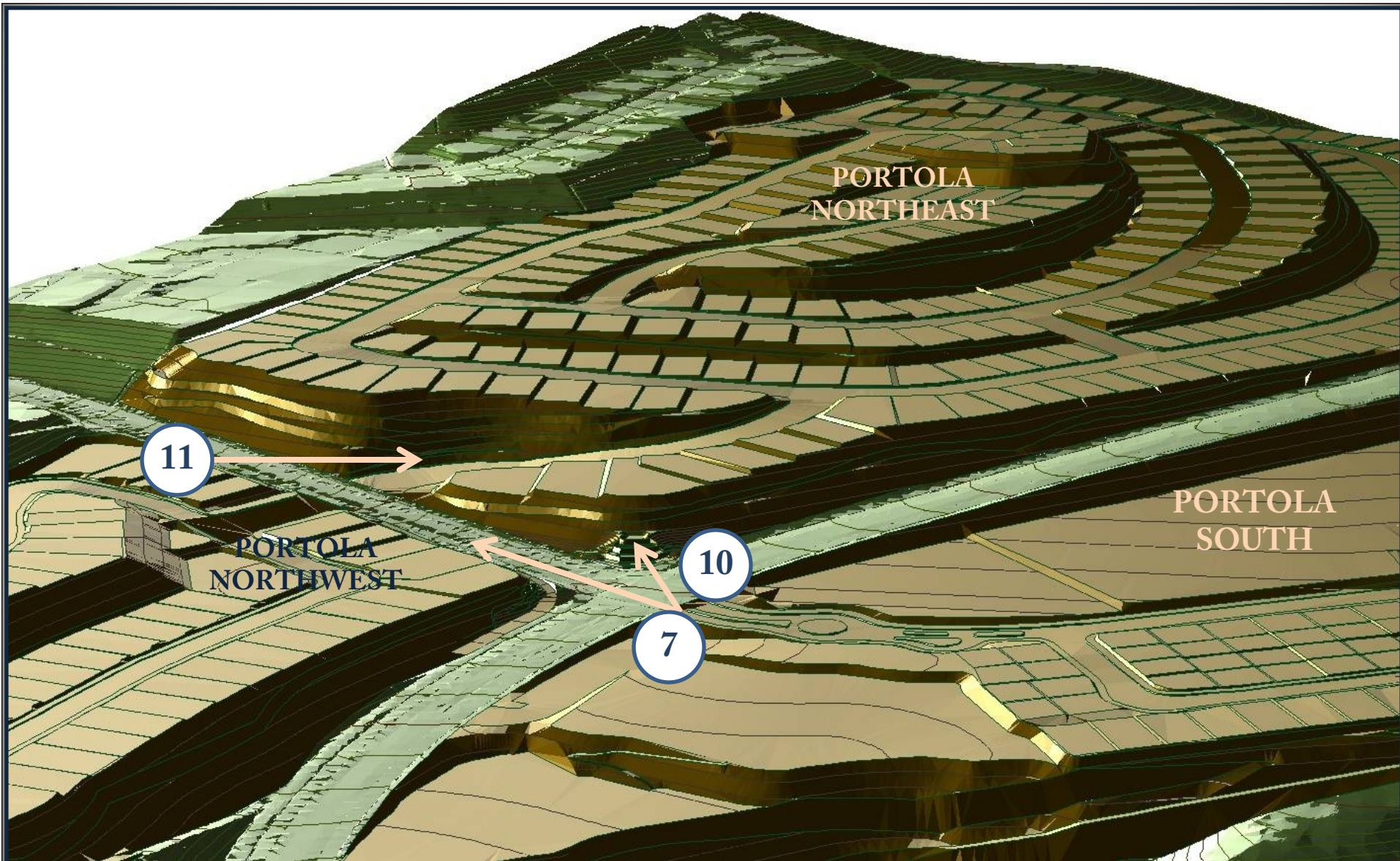


View 12 New

Mature Landscaping

A 3D topographic map of the Portola Center area, showing a complex network of roads and terrain. The map is rendered in shades of green and brown, with blue lines indicating the locations of public retaining walls. The terrain is hilly, and the retaining walls are shown as raised embankments along the roads. The text "PORTOLA CENTER" and "PUBLIC RETAINING WALLS" is overlaid on the map in a large, blue, serif font.

PORTOLA CENTER PUBLIC RETAINING WALLS



VIEW 7

(View Looking Up
Saddleback Ranch
Rd.)

VIEW 10

(View Looking at NE Corner
of Saddleback/Glenn Ranch
Rd. Intersection)

VIEW 11

(View Looking Into
Proposed Project Entry on
Saddleback)



View 10 Existing

PHOTO SIMULATION



View 10 New

No Planting Shown

PHOTO SIMULATION



View 10 New

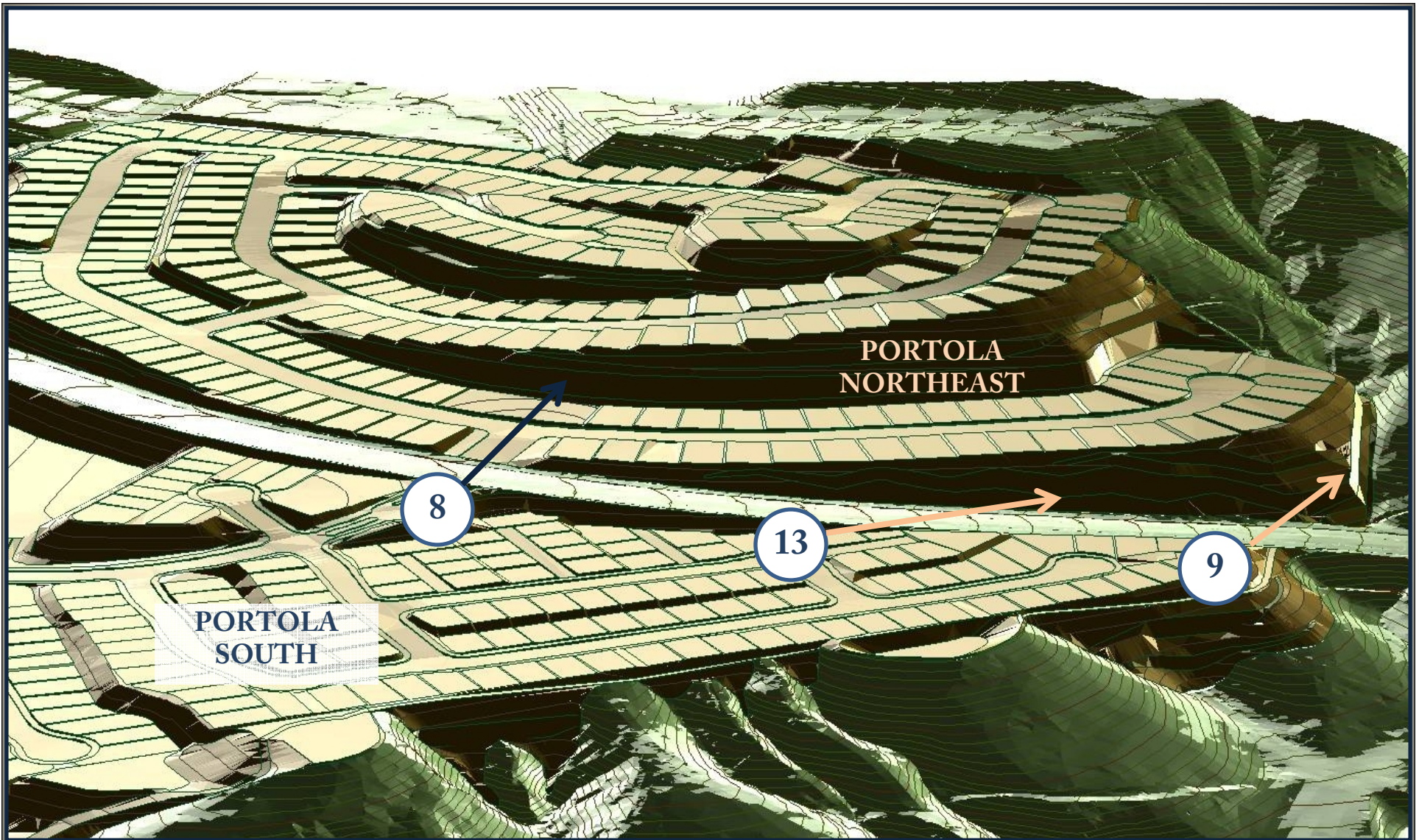
One Year Maturity

PHOTO SIMULATION



View 10 New

Mature Landscaping



VIEW 8
(View into Portola
Northwest Entry along
Glenn Ranch Rd.)

VIEW 13
(View of Portola
Northwest along Glenn
Ranch Road)

VIEW 9
(View of Eastern Corner
of Portola Northwest)



View 13 Existing

PHOTO SIMULATION



View 13 New

Trees & Shrubs Not Shown

PHOTO SIMULATION



View 13 New

One Year Maturity

PHOTO SIMULATION



View 13 New

Mature Landscaping

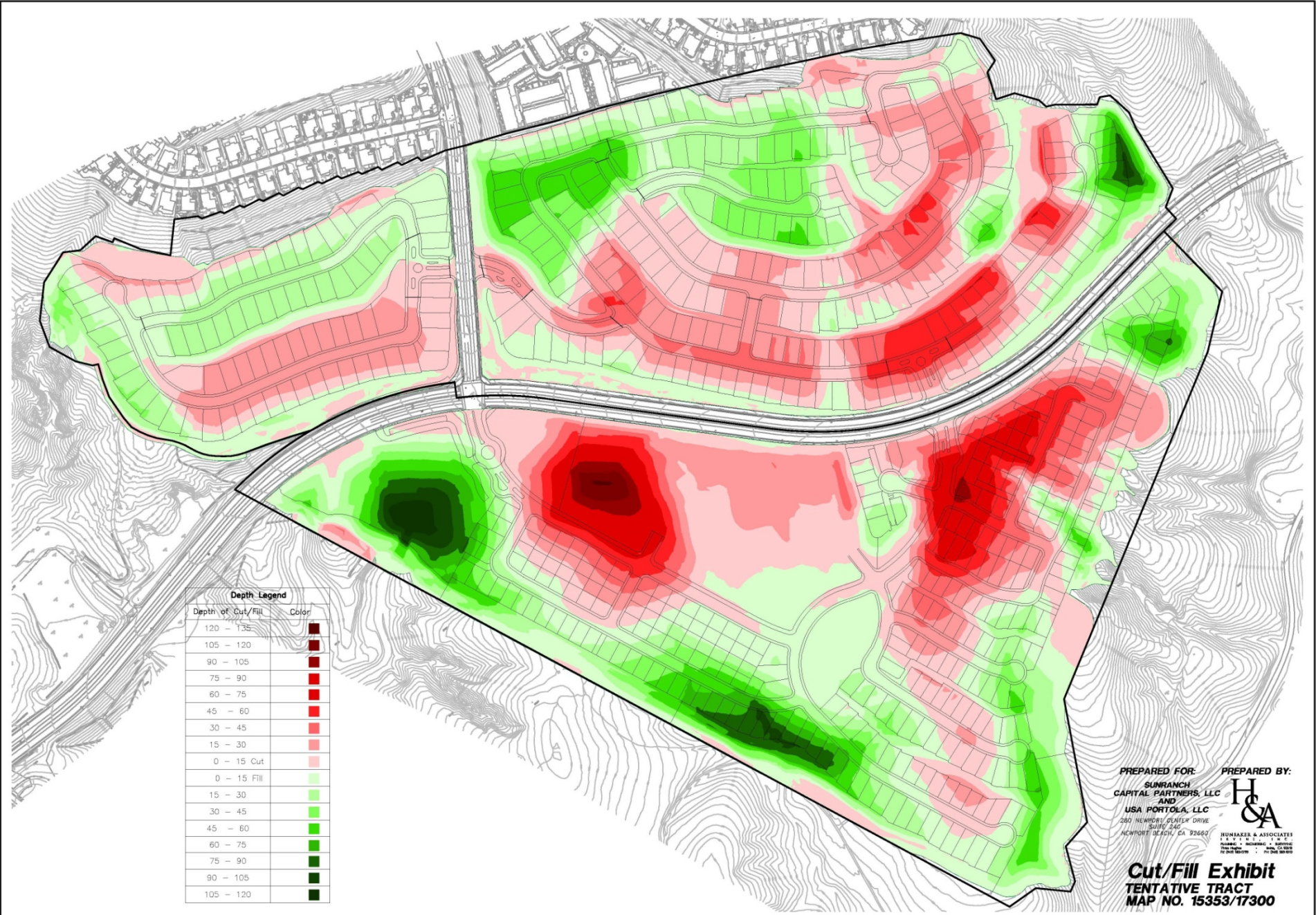
PRIVATE WALLS

PRIVATE WALL EXAMPLE 4 (BACK YARD RETAINING WALL)

REAR YARD WALLS CAN BE USED TO ENHANCE PRIVACY AND REDUCE WALL HEIGHTS UP SLOPE OF THE HOME.



GRADING & LAND FORM EXHIBITS

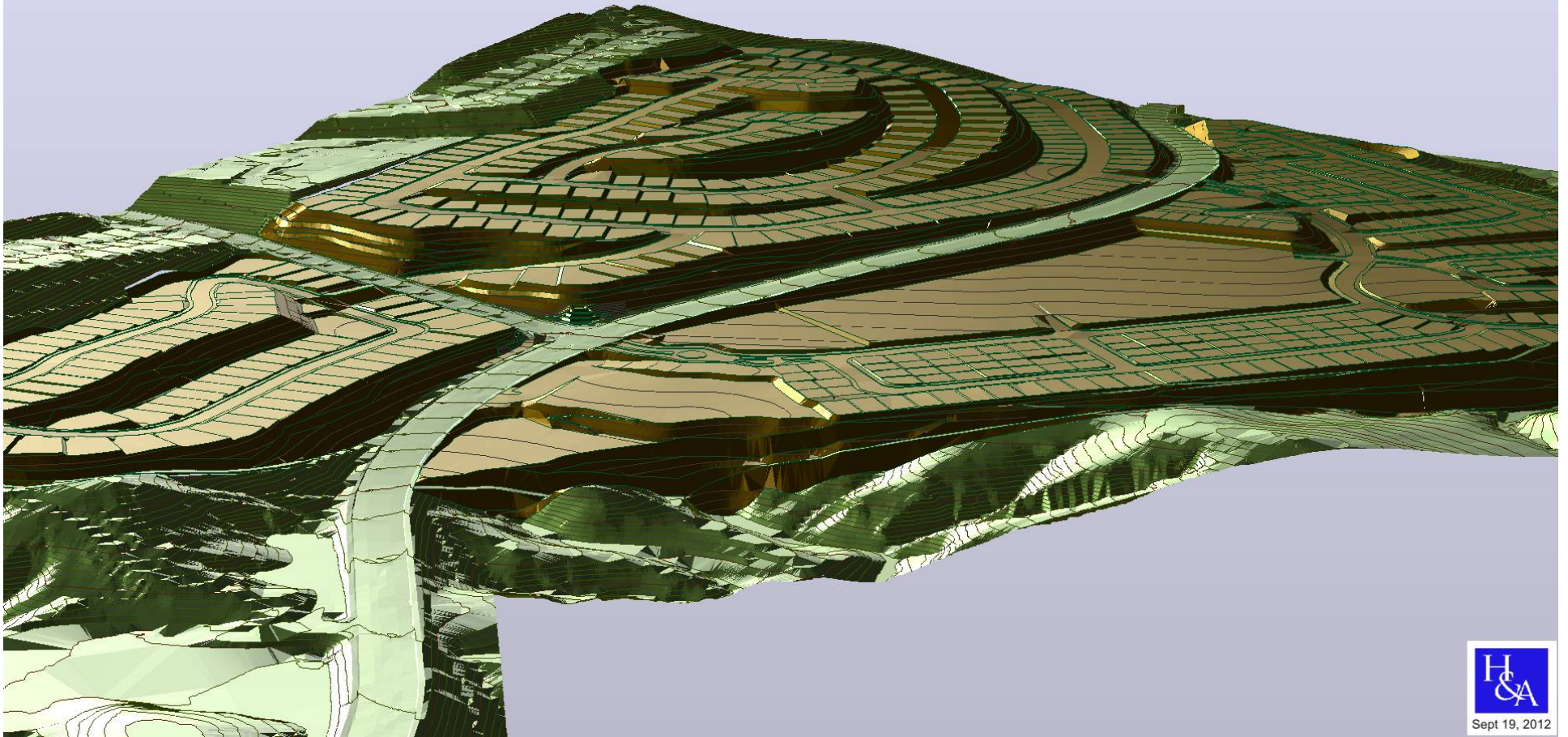


PREPARED FOR: **SUNRANCH CAPITAL PARTNERS, LLC AND USA PORTOLA, LLC**
280 HILMORY DRIVE, SUITE 240
NEWPORT BEACH, CA 92660

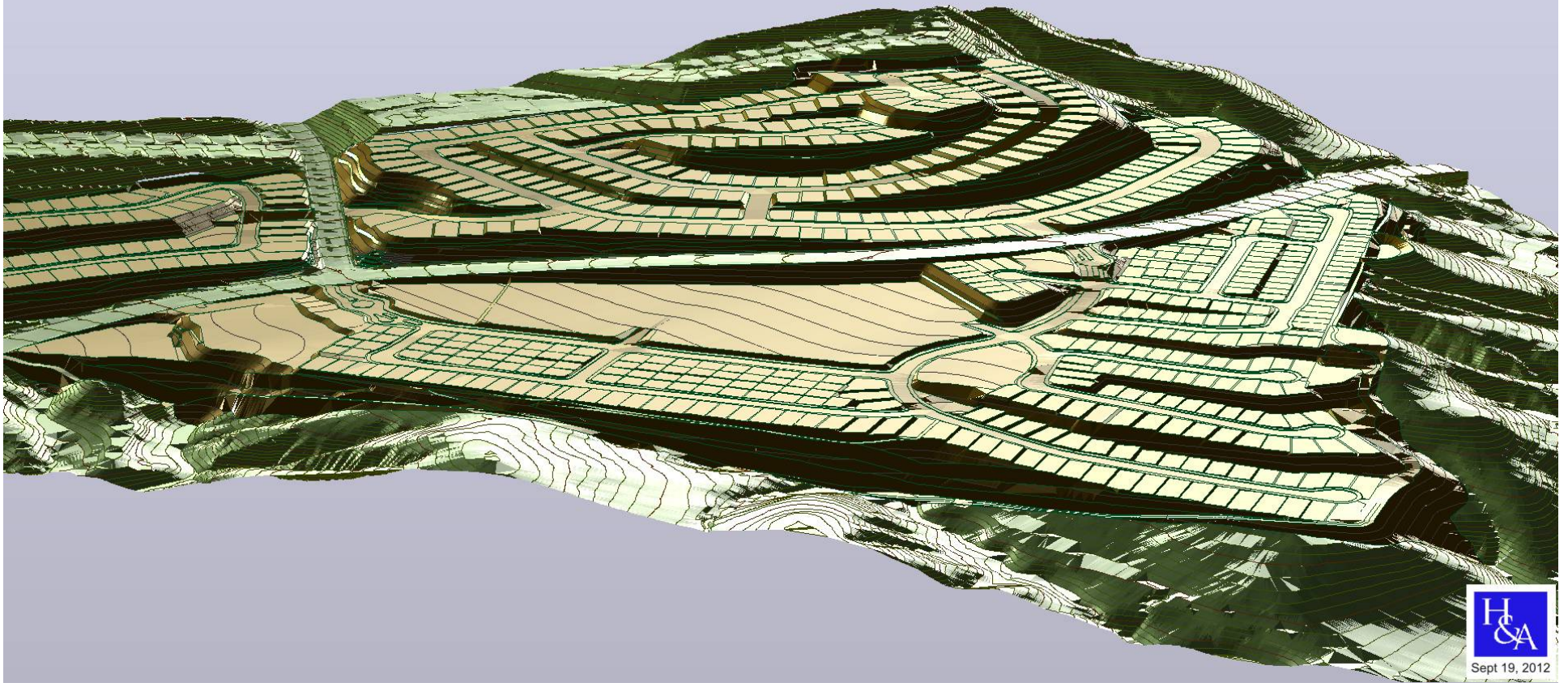
PREPARED BY: **H&A**
HUNSAKER & ASSOCIATES
INCORPORATED
SUNSHINE, CALIFORNIA
92683-1000
TEL: 949.444.1000
FAX: 949.444.1000

Cut/Fill Exhibit
TENTATIVE TRACT
MAP NO. 15353/17300

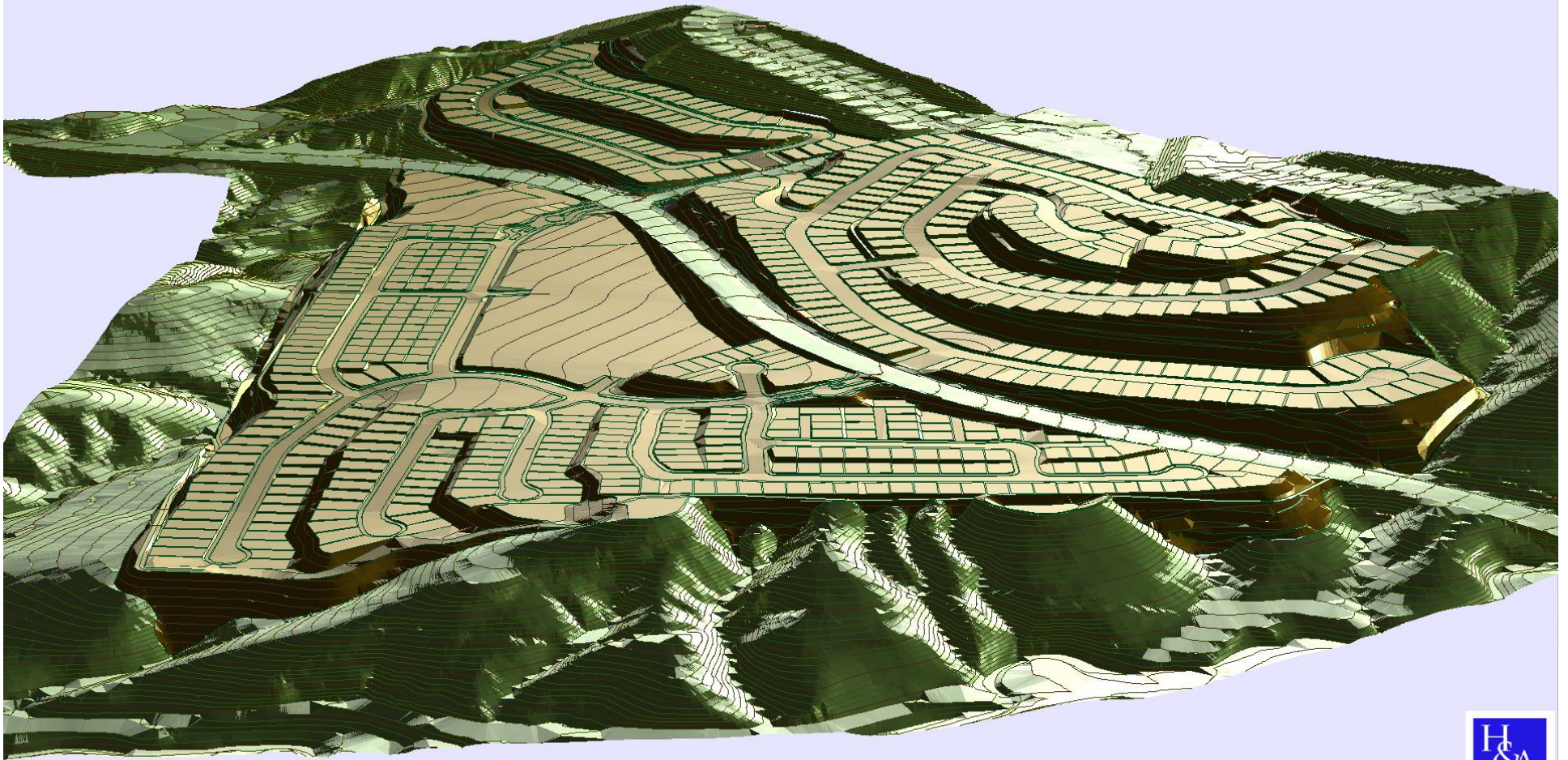
LAND FORM BEFORE & AFTER LOOKING EAST



LAND FORM BEFORE & AFTER LOOKING NORTH



LAND FORM BEFORE & AFTER LOOKING WEST



THANK YOU

QUESTIONS & ANSWERS